

# Final Supplemental Environmental Impact Report

## CITY OF PLEASANTON

Housing Element and Climate Action Plan  
General Plan Amendment and Rezonings

SCH# 2011052002

Prepared for  
City of Pleasanton

January 4, 2012



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# CHAPTER 1

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## Introduction

### A. CEQA Process

On September 27, 2011 the City of Pleasanton (Lead Agency) released for public review a Draft Supplemental Environmental Impact Report (Draft SEIR) for the City's proposed Housing Element, Climate Action Plan, and associated General Plan Amendment and rezonings (SCH# 2011052002). The 45-day public review and comment period on the Draft SEIR began on September 27, 2011 and closed on November 14, 2011.

The Draft SEIR for the proposed Housing Element, Climate Action Plan, and associated General Plan Amendments and rezonings (proposed project) together with this Response to Comments Document constitutes the Final SEIR for the proposed project. The Final SEIR is an informational document prepared by the Lead Agency that must be considered by decision-makers before approving the proposed project and that must reflect the Lead Agency's independent judgment and analysis of the anticipated physical impacts of proposed project on the environment (CEQA *Guidelines*, Section 15090). California Environmental Quality Act (CEQA) *Guidelines* (Section 15132) specify the following:

“The Final EIR shall consist of:

- (a) The Draft EIR or a revision of that draft.
- (b) Comments and recommendations received on the Draft EIR either verbatim or in a summary.
- (c) A list of persons, organizations, and public agencies commenting on the Draft EIR.
- (d) The responses of the Lead Agency to significant environmental points raised in review and consultation process.
- (e) Any other information added by the Lead Agency.”

This document has been prepared pursuant to CEQA and in conformance with the CEQA *Guidelines*. This Response to Comments Document incorporates comments from public agencies and the general public, and contains appropriate responses by the Lead Agency to those comments. The Final SEIR reflects the City's independent judgment and analysis.

## **B. Method of Organization**

This SEIR Response to Comments Document for the proposed project contains information in response to comments raised during the public comment period.

This chapter, *Introduction*, describes the CEQA process and the organization of this Response to Comments Document.

Chapter 2, *Revisions to the Draft SEIR*, contains text changes to the Draft SEIR. Some changes were initiated by the City; others were made in response to comments received on the Draft SEIR.

Chapter 3, *Agencies, Organizations and Individuals Commenting on the Draft SEIR*, lists all agencies, organizations, and persons that submitted written comments on the Draft SEIR during the public review and comment period. The list also indicates the receipt date of each written correspondence.

Chapter 4, *Responses to Written Comments on the Draft SEIR*, contains comment letters received during the review and comment period. The responses to the comments are provided following each letter.

Chapter 5, *Responses to Comments Received at the Public Hearing on the Draft SEIR*, contains a summary of all environmental topics raised regarding the Draft SEIR at the Planning Commission public hearing on October 26, 2011.

Chapter 6, *Mitigation Monitoring and Reporting Program*, describes the identified mitigation measures and the responsible parties, tasks, and schedule for monitoring mitigation compliance.

## CHAPTER 2

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# Revisions to the Draft SEIR

The following revisions are made to the Draft SEIR and incorporated as part of the Final SEIR. Revised or new language is underlined. Deleted language is indicated by ~~strickethrough~~ text.

The revisions in this chapter do not identify any new significant impacts other than those already identified in the Draft SEIR, nor do they reveal any substantial increase in the severity of an environmental impact in comparison to the analyses contained in the Draft SEIR. The revisions also do not describe any project alternative or mitigation measure that is considerably different from those identified in the Draft SEIR. Accordingly, the revisions in this chapter do not constitute “significant new information” and it is therefore not necessary for the Lead Agency to recirculate the SEIR for public comment prior to certification of the Final EIR (CEQA Guidelines Section 15088.5).

Section A, below, identifies staff-initiated changes made to the Draft SEIR. Section B identifies changes made to the SEIR in response to comments received.

### **A. Staff-Initiated Changes to the Draft SEIR**

The text changes presented in this section are initiated by Lead Agency staff. Changes include minor text corrections to the Draft SEIR and revisions to Mitigation 4.B-4 to better reflect BAAQMD requirements related to toxic air contaminants, and Mitigation Measures 4.C-1d and 4.D-1b to correctly reflect the findings of SEIR impact discussions. None of the revisions results in fundamental alterations of the conclusions of the Draft SEIR nor do they change any SEIR significance determinations.

---

*The following item has been added to the list under Appendices on page ii:*

- E. Water Supply Assessment
-

*The following text has been corrected in the first paragraph on page 1-5, last sentence:*

The courts have looked not for ~~to~~ perfection but for adequacy, completeness, and good faith effort at full disclosure.

---

*The following text has been corrected on page 2-8, under G. Areas of Concern:*

Section 15123(b)(2) of the *CEQA Guidelines* require that an EIR summary identify areas of controversy known to the lead agency, including those issues raised by other agencies and the public. The analysis in this EIR indicates that ~~air emissions from increased traffic would exceed applicable significance thresholds, and~~ vehicle operations would significantly decrease service levels for certain roadway segments ~~intersections~~. As a result, impacts would be significant and unavoidable, even after incorporation of mitigation measures. As a result, issues related to local ~~located~~ air quality, GHG emissions, and traffic impacts, are potential areas of controversy.

---

*A column and footnotes have been added to Table 3-3 of the Project Description to clarify which of the potential sites for rezoning contain mixed-use development potential:*

**TABLE 3-3  
POTENTIAL SITES FOR REZONING<sup>a</sup>**

Site	Property	<u>Proposed General Plan Designation/Rezoning<sup>a</sup></u>
1	BART <sup>b</sup>	<u>No Change/PUD-MU</u>
2	Sheraton	<u>Mixed Use/PUD-MU<sup>c</sup></u>
3	Stoneridge Shopping Center	<u>Mixed Use/PUD-MU<sup>c</sup></u>
4	Kaiser	<u>Mixed Use/PUD-MU<sup>c</sup></u>
6	Irby-Kaplan-Zia	<u>Mixed Use/PUD-MU<sup>c</sup></u>
7	Pleasanton Gateway <sup>e</sup>	<u>High Density Residential and Medium Density Residential/ PUD-HDR and PUD-MDR</u>
8	Auf de Maur/ Richenback <sup>d</sup>	<u>High Density Residential and Retail, Highway, Service Commercial/PUD-HDR and PUD-C</u>
9	Nearon Site	<u>High Density Residential/PUD-HDR</u>
10	CarrAmerica <sup>bf</sup>	<u>No Change/PUD-MU<sup>c</sup></u>
11	Kiewit	<u>High Density Residential/PUD-HDR</u>
13	CM Capital Properties	<u>No Change/PUD-MU<sup>c</sup> or PUD-HDR</u>
14	Legacy Partners	<u>High Density Residential/PUD-HDR</u>
17	Axis Community Health	<u>No Change/PUD-C-C</u>
18	Downtown (SF site)	<u>High Density Residential/PUD-HDR</u>
19	Sunol Blvd. and Sonoma Dr.	<u>High Density Residential/PUD-HDR</u>
20	Sunol Blvd. and Sycamore Rd.	<u>High Density Residential/PUD-HDR</u>
21	4202 Stanley	<u>High Density Residential/PUD-HDR</u>

Notes:

- Table 5-1 of the Draft SEIR (with the edits shown on page 2-7 of the Final SEIR) shows the "proposed project" development scenario.
- The proposed housing on Site 1 would be part of a mixed use project that could include a hotel, office and retail development and such project has been evaluated in this SEIR.
- The Mixed-Use zoning would add High Density Residential use to the uses already allowed by the existing zoning on these sites.
- Future project may include up to 59,000 sf retail.
- Future project may include up to 88 single family residential units.
- Future project may include up to 10,000 sf retail.
- Some sites are located in the East Side Specific Plan Area and/or include a Public Health and Safety, and/or Wildland Overlay General Plan designation. These designations are not proposed to change.

SOURCE: Pleasanton, 2011

*The following edit has been made on page 3-19 to the first partial sentence:*

the City can expect to reduce emissions by ~~101,649~~ 117,436 MT CO<sub>2</sub>e annually by 2020.

The following edits have been made to Table 3-4 on page 3-19 of the Draft SEIR:

**TABLE 3-4  
ESTIMATED GHG REDUCTION POTENTIAL OF CLIMATE ACTION PLAN STRATEGIES**

<b>Reductions from:</b>	<b>MT CO<sub>2</sub>e</b>	<b>Relative Contribution</b>
Energy measures	<u>54,116</u> <del>43,027</del>	<u>46%</u> <del>42%</del>
Solid Waste Minimization measures	29,605	29%
Land Use and Transportation measures	<u>35,345</u> <del>28,646</del>	<u>25%</u> <del>28%</del>
Water and Wastewater measures	371	<1%
Public Education and Engagement	NA	NA
<b>Totals</b>	<b><u>117,436</u></b> <del>101,649</del>	<b>100%</b>

SOURCE: City of Pleasanton CAP, 2011

The following edit has been made on page 4-5 to the subheading under G. Use of General Plan EIR:

**General Plan EIR Summaery**

The following edit has been made on page 4.B-21, first paragraph, third sentence under Impact 4.B-4 of the Draft SEIR:

This source indicates that there are 40 permitted TAC sources within 1,000 feet of the ~~of one or more~~ potential sites for rezoning.

The following edit has been made on page 4.B-22 to Mitigation Measure 4.B-4 of the Draft SEIR:

**Mitigation Measure 4.B-4: Reduce Exposure to TACs.** On project sites where screening thresholds are exceeded, the following measures shall be implemented for development on all the potential sites for rezoning to reduce exposure to TACs and improve indoor and outdoor air quality:

- Indoor Air Quality - In accordance with the recommendations of BAAQMD, appropriate measures shall be incorporated into site and/or building design in order to reduce the potential health risk due to exposure of sensitive receptors to TACs to a less than significant level ~~to achieve an acceptable interior air quality level for~~

sensitive receptors. The appropriate measures shall include one of the following methods:

- 1) Project applicants shall retain a qualified air quality consultant to prepare a health risk assessment (HRA) in accordance with the BAAQMD requirements to determine the exposure of project residents/occupants/users to air pollutants prior to ~~issuance of a demolition, grading, or building permit~~ PUD approval. The HRA shall be submitted to the Community Development Department for review and approval. The applicant shall implement the approved HRA mitigation measure recommendations, if any, in order to reduce exposure to TACs below BAAQMDs threshold of significance at the time of project approval.
- 2) ~~Project applicants shall implement all of the following features that have been found to reduce the air quality risk to sensitive receptors and shall be included in the project construction plans. These features shall be submitted to the Community Development Department for review and approval prior to the issuance of a demolition, grading, or building permit and shall be maintained on an ongoing basis during operation of the projects.~~
  - a) ~~Redesign the site layout to locate sensitive receptors as far as possible from any freeways, major roadways, or other sources of air pollution (e.g., loading docks, parking lots).~~
  - b) ~~Incorporate tiered plantings of trees (redwood, deodar cedar, live oak, and/or oleander) to the maximum extent feasible between the sources of pollution and the sensitive receptors.~~
  - e) ~~Install, operate and maintain in good working order a central heating and ventilation (HV) system or other air take system in the building, or in each individual residential unit, that meets or exceeds an efficiency standard of MERV 13. The HV system shall include the following features: Installation of a high efficiency filter and/or carbon filter to filter particulates and other chemical matter from entering the building. Either HEPA filters or ASHRAE 85% supply filters shall be used.~~
  - d) ~~Retain a qualified HV consultant or HERS rater during the design phase of the project to locate the HV system based on exposure modeling from the pollutant sources.~~
  - e) ~~Install indoor air quality monitoring units in buildings.~~
  - f) ~~Project applicants shall maintain, repair and/or replace HV systems on an ongoing and as needed basis or shall prepare an operation and maintenance manual for the HV systems and the filters. The manual shall include the operating instructions and the maintenance and replacement schedule. This manual shall be included in the CC&Rs for residential projects and distributed to the building maintenance staff. In addition, the applicant shall prepare a separate homeowners manual. The manual shall contain the operating instructions and the maintenance and replacement schedule for the HV system and the filters.~~

- Outdoor Air Quality - To the maximum extent practicable, individual and common exterior open space, including playgrounds, patios, and decks, shall either be shielded from the source of air pollution by buildings or otherwise buffered to further reduce air pollution for project occupants.

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*The following edit have been made on page 4.C-31 of the Draft SEIR to reflect the finding of the impact discussion:*

**Mitigation Measure 4.C-1d: Compensatory mitigation for annual grassland habitat providing potentially suitable habitat for burrowing owl.** Annual grasslands at ~~the~~ Sites 18 and 20 may provide foraging, nesting, or wintering habitat for burrowing owl. If burrowing owls are found to be absent through the surveys prescribed above, then consistent with standard CDFG mitigations standards and ratios, annual grassland habitat at Sites 18 and 20 shall be compensated for at a ratio of 1:1. If burrowing owls are found to be occupying Sites 18 or 20, then compensatory mitigation shall be required at a ratio of 3:1, acres replaced to acres lost. The project applicant may fulfill this obligation by purchasing annual grassland property suitable for, or occupied by, burrowing owl. Such land shall be protected in perpetuity through an endowed conservation easement. Alternatively, the project applicant may purchase credits in an approved mitigation bank for burrowing owl.

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*The following edit has been made on page 4.D-15 of the Draft SEIR to ensure the City Council can review the historical resource evaluation for existing structures prior to PUD approval:*

**Mitigation Measure 4.D-1a:** On Sites 6 and 21 prior to PUD approval or demolition, whichever occurs first, the project applicant shall have a historic resource evaluation conducted for the homes and outbuildings on Site 6 and for the residence on Site 21, as applicable. If it is determined that ~~this~~ a structure is historic, based on policies and local criteria as may be adopted by the City of Pleasanton, Mitigation Measure 4.D-1b will be required.

---

*The following edit has been made on page 4.D-15 of the Draft SEIR to reflect the finding of the impact discussion:*

**Mitigation Measure 4.D-1b:** If the historic resources evaluation determines that Sites 6 or 21 contains a historic resource, based on policies and local criteria as may be adopted by the City of Pleasanton, prior to demolition, the structure shall be documented according to Historic American Building Survey (HABS) standards. These standards include large format

black and white photographs, an historical narrative describing the architectural and historical characteristics of the building, and measured drawings (or reproduced existing drawings if available). The HABS documentation shall be archived at the City of Pleasanton Planning Department and the City of Pleasanton Public Library.

*The following edits have been made start on page 4.E-17, last paragraph of the Draft SEIR:*

~~The Draft CAP also includes an adjustment in emissions based on the impact of rising fuel prices on driving behavior. The analysis uses petroleum price projections published by The U.S. Energy Information Administration (EIA) in its Annual Energy Outlook for 2011 (EIA 2011). According to EIA, the global price of oil is expected to rise approximately 39 percent between 2005 and 2020, adjusted for inflation. Since the Draft CAP includes many demand-related measures that are expected to decrease VMT (such as the provision of additional affordable housing opportunities, improvements to the non-motorized transportation system, and potential expansions of transit service) a conservative estimate of VMT/fuel price elasticity is appropriate. As such, the impact of the projected 39 percent fuel price increase was estimated using an elasticity value of -0.10 (i.e., the percent change in quantity demanded divided by the percent change in price). For Pleasanton, this translates to a daily VMT reduction of 107,439 by 2020, equivalent to annual emissions reductions of 18,729 MT CO<sub>2</sub>e.~~

After crediting emissions reductions of 194,017 MT CO<sub>2</sub>e from the expected impact of state-wide measures included in the AB 32 Scoping Plan, ~~and the projected impact of rising fuel prices on driving behavior described in the Draft CAP,~~ Pleasanton's projected city-wide GHG emissions would be ~~112,314 93,585~~ MT CO<sub>2</sub>e per year above the AB 32 target by 2020. As summarized in **Table 4.E-5** below, implementation of the measures set forth in the Draft CAP are expected to reduce city-wide emissions by ~~117,436 401,649~~ MT CO<sub>2</sub>e per year by 2020. This would reduce city-wide emissions approximately ~~5,121 8,064~~ MT CO<sub>2</sub>e beyond the AB 32 target. Thus, as the result of

**TABLE 4.E-5  
PROJECTED EMISSIONS REDUCTIONS FROM PLEASANTON  
CLIMATE ACTION PLAN STRATEGIES**

	<b>Strategy</b>	<b>Annual GHG Reduction Potential (MT CO<sub>2</sub>e)</b>
SW2	Increase recycling, organics diversion, and waste reduction associated with the entire community	29,605
EC2	Leverage outside programs to increase energy efficiency	<u>19,449</u> 17,394
EC4	Develop programs to increase energy efficiency	9,342
EC3	Establish and promote financing and financial incentive programs to support energy efficiency	7,416
LU1	Support infill and higher density development	6,898
TDM2	Promote alternatives to work and school commutes	<u>11,257</u> 6,558
LU2	Support mixed-use infill and new development near local-serving commercial areas	5,845
EC1	Use city codes, ordinances, and permitting to enhance green building and energy efficiency	3,807 3,773
TDM1	Use parking pricing/policy to discourage SOV travel	3,174
ER1	Implement local ordinances and permitting processes to support renewable energy	2,389
TR1	Improve transit system and ridership	2,377
LU3	Improve transportation efficiency through design improvements	2,202
ER2	Develop programs to promote on-site renewable energy to the community	1,519
NM1	Create and maintain a safe, convenient, and effective system for pedestrians and bicyclists	1,280
EG1	Promote green building and energy efficient development for government operations and city infrastructure	<u>10,518</u> 1,194
VE2	Develop a city fleet replacement program	312
WA1	Conserve community water through building and landscape design and improvements	272
WA3	Increase or establish use of reclaimed/grey water systems	98
WA2	Conserve municipal operations water	1
<b>Total</b>		<b><u>117,436</u> 101,649</b>

Note : This table is from the Draft CAP, Table 3-2. See Chapter 3 of the CAP for a full and detailed description of each of these strategies, and Appendix D for detailed information on methods and assumptions used to quantify emissions reductions. See Appendix B for Baseline and Future Year VMT Estimates, and Appendix C for VMT reduction associated with CAP implementation.

implementing the proposed Draft CAP, the City would achieve consistency with the provisions of AB 32 as interpreted by the BAAQMD by meeting the community-wide emissions reduction target of 15 percent below its 2005 baseline by the year 2020. Thus, impacts related to greenhouse gas emissions would be considered less than significant.

*The following edits have been made on page 4.J-25 of the Draft SEIR:*

**Mitigation Measure 4.J-5a:** Prior to ~~prior to~~ PUD approval, if a potential site for rezoning would add traffic noise in excess ~~exceed~~ of 55 dBA as described in Table 4.J-6,

the project applicant shall conduct an off-site noise study to determine the project's contribution to off-site roadway noise and contribute its fair-share to mitigate the established noise impact.

---

*The following edits have been made on page 4.J-26 of the Draft SEIR:*

**Mitigation Measure 4.J-5c:** Any locations of outdoor activity for sensitive uses associated with the project site shall be designed so that the noise exposure from traffic does not exceed 65dB L<sub>dn</sub> at these activity areas. This shall be done thru site orientation (i.e., location of activity areas away from roadways or shielded by project buildings) or with the inclusion of appropriate noise barriers. Prior to PUD approval ~~Before building permits are issued,~~ the project applicant shall be required to submit an acoustical analysis demonstrating that outdoor activity spaces associated with sensitive uses do not exceed 65 dB L<sub>dn</sub> within these spaces.

---

*The following edit has been made on page 4.J-25 to the last paragraph, second sentence:*

Given a worst-case exterior-to-interior noise level reduction of 20 dB provided by project buildings, interior noise exposure could be 45 dB L<sub>dn</sub> or higher within some project buildings.

---

*The following edits have been made on page 4.J-28 of the Draft SEIR:*

**Mitigation Measure 4.J-7:** For residential developments at Sites ~~9, 10, 11, 13,~~ and 14 near the ~~extended centerline of Runway 25R (Livermore Municipal Airport) or the left-hand pattern of Runway 25L,~~ the City shall require a site-specific acoustical assessments to determine noise exposure, impact, and mitigation regarding aircraft single events. The assessments shall include the collection of aircraft single-event noise level data for no less than 48-hours on or in the vicinity of the given housing areas. If needed, aircraft-related single-event noise exposure shall ~~may~~ be mitigated to satisfy the applicable City of Pleasanton Code criteria of 50 dB L<sub>max</sub> (bedrooms) and 55 dB L<sub>max</sub> (other habitable rooms) using acoustically rated construction materials/systems.

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The following edits have been made on page 4.J-30 of the Draft SEIR:

**Mitigation Measure 4.J-9:** Prior to ~~prior to~~ PUD approval, if a potential site for rezoning would add traffic noise in ~~excess exceed~~ of 55 dBA as described in Table 4.J-6, the project applicant shall conduct an off-site noise study to determine the project's contribution to off-site roadway noise and contribute its fair-share to mitigate the established noise impact.

The following information has been added on page 4.L-3 of the Draft SEIR in Table 4.L-2:

**TABLE 4.L-2  
SCHOOLS IN PLEASANTON UNIFIED SCHOOL**

School	Enrollment 2005-2006	Enrollment 2010-2011
Horizon School	N/A	25

The following text has been added on page 4.L-12 of the Draft SEIR to the paragraph following Table 4.L-3:

The fees are expected to cover the facilities costs, which are created by residential development through the General Plans build-out plans, including the proposed housing elements (City of Pleasanton, 2009b). As a result, the new development associated with the proposed Housing Element would pay a fee to cover facility costs to accommodate new enrollment. Furthermore, in accordance with Section 65995(h) of the California Government Code (Senate Bill 50, chaptered August 27, 1998), the payment of statutory fees "...is deemed to be full and complete mitigation of the impacts of any legislative or adjudicative act, or both, involving, but not limited to, the planning, use, or development of real property, or any change in governmental organization or reorganization." Therefore, with the required payment of fees, impacts to schools associated with the residential development on the potential sites for rezoning under the proposed Housing Element would be less than significant. In addition to the required payment of fees, the City of Pleasanton has committed to work with PUSD to locate sites and plan for additional school facilities as made necessary by this expansion of residential development.

The following edit has been made on page 4.L-13 of the Draft SEIR to reflect the finding of the impact discussion:

**Impact 4.L-2: Development facilitated by the General Plan Amendment and rezonings could potentially require new or expanded water supply resources or entitlements. (~~Less than~~ Significant)**

The following text has been added to Mitigation Measure 4.L-2 on page 4.L-15 of the Draft SEIR:

**Mitigation Measure 4.L-2:** Prior to the recordation of a Final Map, the issuance of a grading permit, the issuance of a building permit, or utility extension approval to the site, whichever is sooner, the applicant shall submit written verification from Zone 7 Water Agency or the City of Pleasanton's Utility Planning Division that water is available for the project. To receive the verification, the applicant may need to offset the project's water demand. This approval does not guarantee the availability of sufficient water capacity to serve the project. Development is also subject to General Plan Housing Element Program 9.1 regarding growth management to ensure that residential development is consistent with the City's infrastructure capacity.

The following text has been added to Mitigation Measure 4.N-7 on page 4.N-31 of the Draft SEIR:

**Mitigation Measure 4.N-7:** The City shall require developers on the potential sites for rezoning to contribute fair-share funds through the payment of the City of Pleasanton and Tri-Valley Regional traffic impact fees to help fund future improvements to local and regional roadways. Development is also subject to General Plan Housing Element Program 9.1 regarding growth management to ensure that residential development is consistent with the City's infrastructure capacity.

The following footnotes have been added to Table 5-1 on page 5-4 of the Draft SEIR:

**TABLE 5-1**

**PROJECT BUILD ALTERNATIVES SUMMARY <sup>1, 2, 3</sup>**

2. The same mixed use and single family residential development assumptions, and acreage assumptions, as shown in Table 3-3 apply to the proposed project development scenario and Alternatives 1-4.
3. For sites located in the East Pleasanton Specific Plan Area, this SEIR covers only the general plan amendment and rezoning of the sites for high density residential development. This SEIR covers water supply impacts associated with the rezoning as described in the water supply assessment in Appendix E of the Final SEIR.

## B. Changes to the Draft SEIR in Response to Comments

The text changes presented in this section were initiated by comments on the Draft SEIR. None of the revisions results in fundamental alterations of the conclusions of the Draft SEIR. The following text changes are revised as follows:

*The text on page 4.A-13 of the Draft SEIR has been revised as follows for clarification purposes:*

Along the I-680 corridor, additional development (housing and a Safeway) is proposed for the Pleasanton Gateway (Site 7), through which views of important scenic vistas are currently available. The Specific Plan for Pleasanton Gateway originally identified office uses with three- to four-story buildings for the Site 7 area, which is currently undeveloped. Due to their height, the addition of three- to four-story residential buildings could affect views from Valley and Bernal Avenues of Pleasanton Ridge, located to the west of Site 7 across I-680.

No residential development is proposed outside of the Urban Growth Boundary. Most of the potential sites for rezoning are infill development that would have no effect on the area's scenic vistas. Development with the potential to affect scenic vistas would occur in areas that are already densely developed (i.e., Sites 1, 2, and 3), except in the case of Site 7, which would be constructed on currently undeveloped land. By following goals, policies, and programs included as part of the proposed Housing Element, General Plan, applicable zoning requirements, design guidelines and specific plans, Pleasanton's visual resources, including hillsides and ridgelines, would largely be protected from impacts resulting from development facilitated by the proposed Housing Element.

Development at Site 7 is currently entitled to allow up to three- and four-story buildings. Conceptual site plans for Site 7 include a development scenario with two-story buildings along Valley Avenue. In addition, views of the ridgeland area are currently somewhat obscured by existing trees and other vegetation along Bernal and Valley Avenues. Two-story building heights along Valley Avenue would facilitate maintaining views corridor of the established scenic vistas, especially given that the undeveloped ridgeland area starts above the 620 foot contour and would be visible above a two-story building with a likely 20- to 25-foot setback (which would be required for this development) from Valley Avenue. However, for purposes of the analysis in this SEIR and because final site plans have not been developed or approved for Site 7, the analysis conservatively assumes that four-story development could occur throughout Site 7 and would have the potential to obscure views of the ridgeline west of I-680 and this impact would still be considered significant. Mitigation Measure 4.A-1 would reduce these impacts to less than significant levels.

[Comment 2-1]

The last sentence on page 4.L-2 of the Draft SEIR is revised as follows:

Pleasanton Unified School District's enrollment in the 2005-2006 academic year was 14,518 students; by the 2010-2011 school year enrollment grew 2.4 percent to 14,876 ~~2.6 percent to 14,904~~.

[Comment 4-1]

The following citation is added to the Reference section of 4.L, Public Services and Utilities of the Draft SEIR:

Pleasanton Unified School District, 2011. Comments by the Pleasanton Unified School District to Draft Supplemental Environmental Impact Report SCH#20011052002. Parvin Ahmadi, Superintendent. November 10, 2011.

[Comment 4-1]

Table 4.L-2 on page 4.L-3 of the Draft SEIR is revised as follows:

**TABLE 4.L-2  
SCHOOLS IN PLEASANTON UNIFIED SCHOOL**

School	Enrollment 2005-2006	Enrollment 2010-2011
Alisal Elementary	708	660
Thomas H. Donlon Elementary	660	753
Fairlands Elementary	622	764
Phoebe Apperson Hearst Elementary	671	696
George C. Lydiksen Elementary	695	653
Henry P. Mohr Elementary	658	700
Valley View Elementary	692	730
Vintage Hills Elementary	633	661
Walnut Grove Elementary	715	710
Thomas S. Hart Middle	1,165	1,084
Harvest Park Middle	1,072	1,179
Pleasanton Middle	1,253	1,203
Amador Valley High School	2,450	<u>2,592</u> <del>2,594</del>
Foothill High School	2,322	2,275
Village High School	202	216
<u>Horizon School</u>	<u>N/A</u>	<u>25</u>
Total Enrollment	14,518	<u>14,876</u> <del>14,904</del>

SOURCE: California Department of Education, 2011, PUUSD, 2011.

[Comment 4-2]

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*The text on page 4.L-12 of the Draft SEIR, under Schools, second sentence is revised as follows:*

As one strategy to ~~To~~ mitigate possible impacts to schools, the Pleasanton Unified School District collects mitigation amounts, including developer fees on building plans for new construction before the City of Pleasanton issues building permits on those plans.

[Comment 4-3]

---

*The text has been added to Table 4.L-3 on page 4.L-12 of the Draft SEIR:*

**TABLE 4.L-3  
PLEASANTON UNIFIED SCHOOL DISTRICT'S DEVELOPER FEES**

Type of Residential Development	Fees (per square foot)
Single Family (max 7,000 sq. ft.)	\$8.62
Multifamily <u>Rental</u>	\$3.04

[Comment 4-4]

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*The first sentence on page 4.M-1 of the Draft SEIR, under City Parks and Recreational Facilities, is revised as follows:*

The City of Pleasanton's park system consists of 26 neighborhood parks, totaling approximately 133 acres, and 14 community parks, totaling approximately 209 acres, some of which are joint-use parks shared with the Pleasanton Unified School District (City of Pleasanton, 2009a).

[Comment 4-5]

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*The following edit has been made to Table 3-3, row 8, on page 3-14 of the Draft SEIR:*

**TABLE 3-3  
POTENTIAL SITES FOR REZONING**

#	Property	APN	Existing General Plan Designation	Acres	Potential Acreage for MF Development	No. Units at 23 units/acre	No. Units at 30+ units/acre
8	Auf de Maur/ Richenback	946-4542-045-03	Retail/Highway/ Service Commercial, Business & Prof. Offices	16.0	11.5		<del>345-460</del> <u>159-345</u>

[Comment 5-1]

---

*The following edit is made to Impact 4.N-7 on page 4.N-31 of the Draft SEIR:*

**Mitigation Measure 4.N-7:** Prior to issuance of building permit(s), the City shall require developers on the potential sites for rezoning to contribute fair-share funds through the payment of the City of Pleasanton and Tri-Valley Regional traffic impact fees to help fund future improvements to local and regional roadways.

[Comment 8-2]

---

*The following footnote is added to the fourth full paragraph on page 3-8 of the Draft SEIR:*

<sup>1</sup>The units per acre refers to the average density over the entirety of the site.

[Comment 8-3]

---

*The following edit is made to the last sentence of the third paragraph on page 4.M-4 of the Draft SEIR:*

A planned ~~38-~~ 40-acre park would be sited on reclaimed quarry lands to the east side of Pleasanton; this park may include sports fields or serve as a gateway to the chain of lakes in the area.

[Comment 8-4]

---

*The following edit is made to the last sentence on page 3-13 of the Draft SEIR:*

Additionally, for sites located in the East Side Specific Plan area, this SEIR covers only the General Plan amendment and rezoning of those sites, and is not intended to cover additional environmental impacts of the proposed specific plan. The General Plan EIR, which this EIR supplements, analyzed the traffic impacts of mid-point development thresholds of the East Pleasanton Specific Plan Area.

[Comment 9-1]

---

*For clarification, the text on page 4.G-4, under “Other Health and Safety Considerations” is revised as follows:*

A Pacific Gas and Electric (PG&E) natural gas pipeline in a 30-foot easement parallels the northern edge of the city, adjacent to I-580 (PHMSA, 2007). In addition, according to mapping compiled by the Pipeline and Hazardous Materials Safety Administration, two hazardous liquid transmission lines run through the city. One cuts across Site 1 and then runs~~ing~~ relatively close to Sites 10, 11, 6, and 17; the second runs along the southeast border of the city, north of the San Antonio Reservoir and well away from any of the potential sites for rezoning (PHMSA, 2007). Excavation in the vicinity of pipelines is regulated under the Natural Gas Pipeline Safety Act.

[Comment 9-4]

---

*The text on page 4.C-32, second full sentence under Impact 4.C-2 is revised as follows:*

However, Arroyo Mocho, Tassajara Creek and Arroyo del Valle run through the Planning Area and the following potential sites for rezoning are adjacent to these watercourses: Site 6 (Irby-Kaplan-Zia), ~~which proposes to construct 138 units~~; Site 8 (Auf de Maur/Richenback), ~~which proposes to construct 159 units~~; and Site 21(4202 Stanley), ~~which proposes to construct 41 units~~, are adjacent to Arroyo del Valle. Site 6 (Irby-Kaplan-Zia) and Site 21 (4202 Stanley) include a portion of the Arroyo del Valle riparian corridor with a Wildlands Overlay land use designation. Site 13 (CM Capital Properties), ~~which proposes to construct 378 units~~ is adjacent to Arroyo Mocho; and Site 10 (CarrAmerica), ~~which proposes to construct 336 252 units~~, and Site 9 (Nearon Site), ~~which proposes to construct 129 units~~, are adjacent to Tassajara Creek. Site 20 (Sunol Blvd. and Sycamore Rd.), ~~which proposes to construct 53 units~~, is adjacent to the historical channel of Sycamore Creek (Sowers and Richard, 2003).

[Comment 10-1]

---

*The text on page 4.J-28 of the Draft SEIR is revised as follows:*

**Mitigation Measure 4.J-7:** For residential developments at Sites ~~9, 10, 11, 13,~~ and 14 near the ~~extended centerline of Runway 25R (Livermore Municipal Airport) or the~~ left-hand pattern of Runway 25L, the City shall require a site-specific acoustical assessments to determine noise exposure, impact, and mitigation regarding aircraft single events. The assessments shall include the collection of aircraft single-event noise level data for no less than 48-hours on or in the vicinity of the given housing areas. If needed, aircraft-related single-event noise exposure ~~shall~~ may be mitigated to satisfy the applicable City of Pleasanton Code criteria of 50 dB  $L_{max}$  (bedrooms) and 55 dB  $L_{max}$  (other habitable rooms) using acoustically rated construction materials/systems.

[Comment 10-5]

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## CHAPTER 3

# Agencies and Persons Commenting on the Draft SEIR

### A. Agencies and Persons Commenting in Writing

The following agencies, organizations and individuals submitted written comments on the Draft SEIR during the public review period. The 45-day public review and comment period on the Draft SEIR began on September 27, 2011 and closed at 5:00 p.m. on November 14, 2011.

<b>Letter</b>	<b>Person/Agency and Signatory</b>	<b>Date</b>
1	Dublin San Ramon Services District (Rhodora Biagtan, Principal Engineer)	October 20, 2011
2	Pleasanton Gateway LLC (Scott Trobbe)	November 9, 2011
3	Department of Transportation (Gary Arnold, District Branch Chief)	November 9, 2011
4	Pleasanton Unified School District (Parvin Ahmadi, Superintendent)	November 10, 2011
5	E & S Ring Management Corporation (Ken Busch, Project Manager)	November 11, 2011
6	Julie Testa	November 11, 2011
7	Emilie Cruzan	November 14, 2011
8	Legacy Partners (Steven Dunn, Senior Managing Director)	November 14, 2011
9	Kiewit (Paul White, Director of Real Estate)	November 14, 2011
10	RREEF (Catherine Minor, Vice President)	November 14, 2011

## **B. Commenters at the Public Hearing**

### **Planning Commission**

The following persons offered public comment during the City of Pleasanton Planning Commission Public Hearing on the Draft SEIR held at the Pleasanton City Hall on October 26, 2011:

- Planning Commissioner Jennifer Pearce
- Planning Commissioner Phil Blank
- Planning Commission Vice Chair Jerry Pentin
- Planning Commission Chair Kathy Narum
- Dana Schlegel
- Rebecca Walker
- Monica Needcha, Pleasanton Garbage Service

## **CHAPTER 4**

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# **Written Comments on the Draft SEIR and Responses to Comments**

This chapter contains copies of the comment letters during the public review period on the Draft SEIR, and the individual responses to those comments. Each written comment letter is designated with a number (1 through 10) in the upper right-hand corner of the letter based on the order in which they were received.

Within each written comment letter, individual comments are labeled with a number in the margin. Immediately following each comment letter is an individual response to each numbered comment. Where responses have resulted in changes to the Draft SEIR, these changes also appear in Chapter 2 of this response to comments document.

DUBLIN  
SAN RAMON  
SERVICES  
DISTRICT



7051 Dublin Boulevard  
Dublin, California 94568  
Phone: 925 828 0515  
FAX: 925 829 1180  
www.dsrds.com

October 20, 2011

Janice Stern, Planning Manager  
City of Pleasanton  
Community Development Department  
P. O. Box 520  
Pleasanton, CA 94566

**Subject: Dublin San Ramon Services District Comments  
City of Pleasanton Housing Element Update and Climate Action Plan  
Draft Supplemental Environmental Impact Report SCH#20011052002**

Dear Ms. Stern:

Thank you for providing Dublin San Ramon Services District (DSRSD) the opportunity to review and comment on the Draft Supplemental Environmental Impact Report for the City of Pleasanton's Housing Element Update and Climate Action Plan. DSRSD is very interested in the DSEIR for two reasons: 1) as pointed out on page 4.L-4 of this report, DSRSD provides wastewater treatment and disposal for the City of Pleasanton; and 2) DSRSD currently reclaims a significant portion of the wastewater treatment stream at its Wastewater Treatment Plant located in Pleasanton. The reclaimed water is sold as recycled water, and is used for irrigation of landscaping and road medians in the region.

1-1

DSRSD supports Water Element Goal 1: Preserve and protect water resources and supply for long-term sustainability policy, and Policy 1, Program 1.5: Utilize cost-effective water reclamation and recycling techniques for the purpose of water conservation rather than as a new source of water which must be used to sustain new and existing development, where these techniques can be implemented without degrading surface water and groundwater quality. DSRSD also supports the report's stated Goal 5: Provide adequate sewage treatment and minimize wastewater export.

1-2

DSRSD can help the City of Pleasanton meet these worthwhile goals by enlarging the District's current Recycled Water Project to provide recycled water to the City of Pleasanton for use in future projects. DSRSD looks forward to continuing the strong relationship we have had for years with the City of Pleasanton via our wastewater treatment contract. We also look forward to developing additional close ties through the implementation of recycled water projects that would help meet the twin goals of preserving the existing water resources and supply, and minimizing wastewater export.

Thank you for the opportunity to comment on this draft report. Please contact me at (925) 875-2255 should you have any questions.

Sincerely,

RHODORA BIAGTAN  
Principal Engineer

RECEIVED

OCT 24 2011

CITY OF PLEASANTON  
PLANNING DIVISION

SK/RB/st

cc: David Requa, DSRSD  
Stan Kolodzie, DSRSD

## **Letter 1. Dublin San Ramon Services District (Rhodora Biagtan, Principal Engineer)**

- 1-1 The comment describes the District's interest in the Draft SEIR as the District provides wastewater treatment and disposal to the City of Pleasanton and currently reclaims a significant portion of the wastewater treatment stream which is sold as recycled water for irrigation. The comment does not raise any substantive environmental issues that require further response, and is noted.
- 1-2 The comment indicates the District's support for the City's Water Element goals, policies and programs. The comment further states that the District can help the City of Pleasanton achieve goals related to recycled water. The comment does not raise any substantive environmental issues that require further response, and is noted.

November 9, 2011

Via E-Mail

Janice Stern, Planning Manager  
Community Development Department  
P.O. Box 520, Pleasanton, CA 94566

Re: Review of Housing Element Update DSEIR with Respect to Site 7

Dear Janice:

I am writing to provide a few brief comments on the DSEIR prepared for Pleasanton’s Housing Element Update and Climate Action Plan. First, I want to commend you and the rest of the City Staff for expeditiously moving forward with a thoughtful Housing Element Update and first rate DSEIR. Pleasanton Gateway supports the City’s efforts to adopt both the Housing Element Update and the Climate Action Plan. I do however want to raise two issues with respect to the Pleasanton Gateway site, identified as Site 7 in the DSEIR.

**Visual Resources**

The DSEIR finds that development on Site 7 may have “significant” impacts on a “scenic corridor” because views of Pleasanton Ridge from Bernal and Valley may be impacted. To mitigate this impact, Mitigation Measure 4.A-1 requires that development on Site 7 “incorporate view corridors through the site.” We have several concerns with both the analysis and this mitigation measure and request revision or clarification in the Final EIR.

2-1

The DSEIR finds that impact is “significant” due to the fact that Site 7 is within the I-680 “scenic corridor” and that views from Bernal and Valley would be impacted. However, the “scenic corridor” protects views from the designated state scenic highway, not views from city streets in the vicinity of that highway. As a result, the DSEIR’s conclusion that the impact may be significant is flawed. Because development on Site 7 would not impede important views from I-680, the DSEIR should find that the impact is less than significant.

Even if views from Valley and Bernal are protected, the DSEIR does not account for existing site specific characteristics that minimize the importance of these views. Mature trees currently line Bernal and the center median of Valley. Furthermore, there is significant mature vegetation in the landscape setback area along the east side of Valley such that the views of Pleasanton Ridge from those streets and residences are already obstructed. Further, the DSEIR assumes that any development of Site 7 will necessarily obstruct views of Pleasanton Ridge. While site plans remain under development, current plans call for the shortest buildings—no more than two stories—to be located closest to Valley and the tallest buildings to be close to I-680. By clustering the tallest buildings away from Valley, impacts to views will be minimized. Finally, it should be noted in the DSEIR that Site 7 is currently entitled for seven (7) four (4) story office buildings. A development agreement provides vested rights to those entitlements through September 2017. The DSEIR should note that these vested office buildings would have more significant impacts on views, especially given

2-2

2-3

Janice Stern  
November 9, 2011  
Page Two

that two (2) of the four (4) story office buildings are situated directly on Valley Avenue. For the reasons stated, the DSEIR should delete the finding that Site 7 will have a significant impact on visual resources and instead find that the impact is less than significant after compliance with General Plan policies.

↑  
2-3  
cont.

**Site 7 Should be Included in Alternative 2**

The DSEIR analyzed four alternatives (excluding the no project alternative), including the “Transit Oriented Alternative” (Alternative 2). Site 7 is not included in Alternative 2, even though it provides as good or better access to transit than many of the other sites included in Alternative 2. For that reason, Pleasanton Gateway requests that the City add Site 7 to Alternative 2.

2-4

The DSEIR describes Alternative 2 as focusing on those sites in close proximity to transit. Immediately adjacent to Site 7 at the corner of Bernal and Valley is a prominent stop for the Route 8 bus line. Route 8 provides direct access to two of the key destinations for those seeking to travel without use of a private automobile: the BART station and downtown Pleasanton. Route 8 also provides an easy link to the ACE Train station. Additionally, Site 7 has a bus stop and shelter currently in place on Valley Avenue. This was a requirement of the original Bernal Specific Plan in anticipation of development and the need for a bus line to this area. Further, a “transit oriented” project should account for not just the ability to take a bus or BART, but also pedestrian linkages to basic needs and services. Site 7 is situated within easy walking and biking distance from a new shopping center, the Bernal Park and schools.

2-5

The DSEIR limited Alternative 2 sites to only those that are proximate to BART and Route 10. It is unclear why the DSEIR limited consideration to only Route 10, particularly where the access it provides to important destinations like downtown or the Senior Center is not as good as that provided by Route 8. The DSEIR also does not account for the travel distance between the closest bus stop and the BART station or whether the sites are located next to a major stop.

2-6

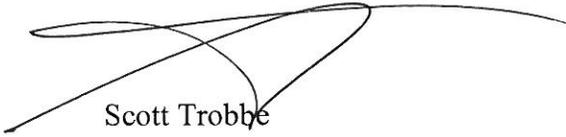
“TOD” projects are defined more than just by adjacency to transportation corridors. They are more fully characterized by proximity to neighborhood serving amenities, schools, parks, etc, that serve to reduce the number of vehicle miles traveled. Site 7’s characteristics embody that definition and throughout the City sponsored Housing Element Update process, this site was repeatedly identified as an ideal “TOD” site. Pleasanton Gateway would thereby request that we be added to the Alternative 2 list of projects.

2-7

Janice Stern  
November 9, 2011  
Page Three

Sincerely,

Pleasanton Gateway LLC

A handwritten signature in black ink, appearing to read "Scott Trobbe", is written over the printed name. The signature is fluid and somewhat abstract, with a long horizontal stroke extending to the right.

CC: Brian Dolan, Planning Director

## Letter 2. Pleasanton Gateway LLC (Scott Trobbe)

- 2-1 The comment requests revisions or clarifications in the EIR related to the determination that because Site 7 is within a state scenic corridor and that development at the site would result in a significant impact on visual resources. The significance determination in the Draft SEIR is related to the fact that the City's General Plan identifies the surrounding hillsides and Pleasanton Ridge as scenic resources for the community and stipulates that views of these hillsides and of Pleasanton Ridge be preserved (see pages 4.A-5, 4.A-10 and 4.A-11 of the Draft SEIR). Significance criteria and thresholds related to aesthetic resources are not limited to consideration of scenic vistas that are only within a state scenic highway corridor.

*To clarify the reasoning for the SEIR's significance determination, the text on page 4.A-13 of the Draft SEIR has been revised as follows:*

Along the I-680 corridor, additional development (housing and a Safeway) is proposed for the Pleasanton Gateway (Site 7), through which views of important scenic vistas are currently available. The Specific Plan for Pleasanton Gateway originally identified office uses with three- to four-story buildings for the Site 7 area, which is currently undeveloped. Due to their height, the addition of three- to four-story residential buildings could affect views from Valley and Bernal Avenues of Pleasanton Ridge, located to the west of Site 7 across I-680.

No residential development is proposed outside of the Urban Growth Boundary. Most of the potential sites for rezoning are infill development that would have no effect on the area's scenic vistas. Development with the potential to affect scenic vistas would occur in areas that are already densely developed (i.e., Sites 1, 2, and 3), except in the case of Site 7, which would be constructed on currently undeveloped land. By following goals, policies, and programs included as part of the proposed Housing Element, General Plan, applicable zoning requirements, design guidelines and specific plans, Pleasanton's visual resources, including hillsides and ridgelines, would largely be protected from impacts resulting from development facilitated by the proposed Housing Element.

Development at Site 7 is currently entitled to allow up to three- and four-story buildings. Conceptual site plans for Site 7 include a development scenario with two-story buildings along Valley Avenue. In addition, views of the ridgelines are currently somewhat obscured by existing trees and other vegetation along Bernal and Valley Avenues. Two-story building heights along Valley Avenue would facilitate maintaining views corridor of the established scenic vistas, especially given that the height of the ridgelines is approximately 620 feet and would be visible above a two-story building with a likely 20- to 25-foot setback from Valley Avenue. However, for purposes of the analysis in this SEIR and because final site plans have not been developed or approved for Site 7, the

analysis conservatively assumes that four-story development could occur throughout Site 7 and would have the potential to obscure views of the ridgeline west of I-680 and this impact would still be considered significant. Mitigation Measure 4.A-1 would reduce these impacts to less than significant levels.

2-2 The comment describes the importance of the views from Valley and Bernal Avenues as having mature trees and mature vegetation in the landscape setbacks, such that the views of Pleasanton Ridge from the east side of Valley Avenue are already obstructed. Furthermore, the comment states that shorter buildings along Valley Avenue and clustered development throughout the site would reduce impacts to scenic resources. The determination of the Draft SEIR that a significant impact would result is based on the maximum intensity of development that could be permitted on Site 7 pursuant to the project being evaluated in the Draft SEIR. The Draft SEIR does not analyze or make any environmental determination regarding the proposed development plan described in the comment letter. As part of the normal review process, site-specific development projects will be evaluated to ensure they incorporate appropriate responses to the impacts and mitigation measures set forth in this SEIR. Because (1) final development plans were not available at the time of the Draft SEIR preparation (2) CEQA requires the EIR to provide a “worst case” analysis, and (3) a development plan could theoretically be submitted with three and four story buildings covering larger portion of the site than the currently proposed development plan, the SEIR takes the conservative approach by assuming the maximum development envelope allowed under the current entitlements. See the revised text in the response to comment 2-1, above.

2-3 The comment requests the SEIR state that Site 7 is currently entitled for seven four-story office buildings through September 2017. The comment also requests that the SEIR note that these office buildings would have more significant impact on views, given that two of them would be situated on Valley Avenue and that the significant impact for Site 7 be replaced with less than significant impacts on visual resources.

CEQA requires that impact determinations be based on a comparison between “on the ground” conditions existing at the time that the Notice of Preparation is issued and with project conditions following implementation of the proposed project. CEQA does not permit significance determinations to be based on “plan to plan analysis” comparing two or more potential development scenarios. Such comparison of the impacts of development scenarios is limited to the alternatives analysis of an EIR. Because no development currently exists on the site, the analysis in the SEIR is required by CEQA to be based on the current undeveloped condition of Site 7 compared to the potential development of that site under the proposed project (General Plan Amendment, rezoning, Housing Element, and Climate Action Plan), which, as described under responses to comments 2-1 and 2-2, conservatively assumes that which would be permitted should the project be approved. Per the comments discussed under 2-1 and 2-2, the impact discussion in the Draft SEIR has been clarified to better describe the existing conditions as well as the potential development scenario.

- 2-4 The comment requests that Site 7 be included in Alternatives 2, the Transit Oriented Alternative. As described on page 5-7 of the Draft EIR, the Transit Oriented sites were selected based on their location along a transit service corridor, specifically described as BART, ACE and Bus Route 10. Site 7 is not considered a transit oriented site as transit service is not currently provided along the project frontage, with the only bus stop currently service by local Bus Route 8 being at the intersection of Bernal at Valley Avenues on the northeastern corner of the property. Site 7 is included in other alternative scenarios analyzed in the Draft SEIR.
- 2-5 The comment describes Site 7's proximity to Bus Route 8, which like Bus Route 10, provides service to BART, Downtown, and ACE. The comment further points out the current bus stop and shelter in place on Valley Avenue which anticipates the realignment of transit service. The comment is noted. In defining the Transit Oriented Alternative, the frequency of service was also considered. Bus Route 10 has 15 minute headways during commute hours and 30 to 40 minute headways during other parts of the day and evening from 4:50 a.m. to midnight. Bus Route 8 has 30 minutes headways during the commute period and hourly service at 6 a.m. and to 8:50 p.m. Further, Bus Route 10 is considered a regional route as it connects Pleasanton to both Livermore and Dublin.
- 2-6 The comment questions the definition of Alternative 2 in limiting sites to those along Bus Route 10 and BART. As noted in response to comments 2-4, the definition of Alternative 2 is described on page 5-7 of the Draft SEIR. Although Bus Route 8 may provide access to an important destination, it did not meet the defined criteria the Alternative was derived from, along transit corridors that provide frequent service and/or regional access.
- 2-7 The comment defines Transit Oriented Development (TOD) to include neighborhood serving amenities in addition to adjacency to transportation corridors. The comment states that Site 7 should be included in this definition. A TOD is a mixed-use development that is designed to maximize access to public transit or other alternatives to single occupancy vehicles. However, to clarify, the Alternative 2 was named Transit Oriented, not because it specifically promoted TODs, but to describe it as the alternative with sites that are along regional transit corridors.

Although it can be assumed that the transit agency may provide better service to Site 7 in the future by increasing frequency and route realign, it does not currently meet the criteria used for defining Alternative 2. That said, if Alternative 2 is the preferred project ultimately adopted by the City Council, Site 7, along with other potential sites for rezoning, could be included as add-ons, as the Draft SEIR analyzes the full buildout of all the potential sites for rezoning.

STATE OF CALIFORNIA—BUSINESS, TRANSPORTATION AND HOUSING AGENCY

EDMUND G. BROWN JR., Governor

**DEPARTMENT OF TRANSPORTATION**

111 GRAND AVENUE  
P. O. BOX 23660  
OAKLAND, CA 94823-0660  
PHONE (510) 286-5541  
FAX (510) 286-5559  
TTY 711



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November 9, 2011

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ALAGEN252  
SCH#2011052002

CITY OF PLEASANTON  
PLANNING DIVISION

Ms. Janice Stern  
City of Pleasanton  
200 Old Bernal Avenue  
Pleasanton, CA 94566-0802

Dear Ms. Stern:

**City of Pleasanton Housing Element Update and Climate Action Plan – Draft Environmental Impact Report (DEIR)**

Thank you for including the California Department of Transportation (Department) in the environmental review process for the City of Pleasanton Housing Element Update and Climate Action Plan. The Department is specifically concerned with implementing transit-oriented development and Transportation Demand Management (TDM) measures as means to control traffic increase and associated greenhouse gas emissions.

To reduce greenhouse gas emission, the Department encourages the City of Pleasanton (City) to locate any needed housing near major mass transit centers, and connect these centers with streets configured to facilitate walking and biking as a means of promoting mass transit use and reducing regional vehicle miles traveled and traffic impacts on the state highways.

3-1

We also recommend that the City develop citywide policies to encourage the development of TDM measures for all new housing units. As a start, please refer to, "Reforming Parking Policies to Support Smart Growth," an MTC study funded by the Department, for sample parking ratios and strategies that support compact growth and Transit Oriented Development. Doing so will encourage alternate forms of transportation, reduce regional vehicle miles traveled and lessen future traffic impacts on the state highways.

3-2

Should you have any questions regarding this letter, please call Yatman Kwan of my staff at (510) 622-1670.

Sincerely,

GARY ARNOLD  
District Branch Chief  
Local Development - Intergovernmental Review

c: State Clearinghouse

### **Letter 3. Department of Transportation (Gary Arnold, District Branch Chief)**

- 3-1 The comment encourages the City to locate needed housing near alternative modes of transportation to reduce vehicle use and thus reduce greenhouse gas emissions. As outlined in Table 4.E-5 on page 4.E-18 of the Draft SEIR, the Climate Action Plan includes strategies that would reduce emission by approximately 101,649 MT CO<sub>2</sub>e. Most of these projected emission reductions come through policies that promote and support a more efficient land use and transportation connection. Further, as stated on page 3-19 of the Draft SEIR, the Draft Climate Action Plan (Draft CAP) relies largely on the General Plan Amendment and rezonings associated with the Housing Element to achieve a more balanced jobs/housing balance, thus reducing Vehicle Miles Traveled (VMT), as VMT represents the single largest contributor to the City's GHG emissions.
- 3-2 The comment recommends that the City develop citywide policies to encourage the development of Transportation Demand Management measures for all new housing units. As described in Table 3-4 on page 3-18 of the Draft SEIR, land use and transportation measures described in the Draft CAP account for approximately 28 percent of the greenhouse gas emission reduction potential. Specifically Goal 4, of the Draft CAP is improvements to transportation demand management measures outlined in the General Plan, including revised strategies and supporting actions to meet those strategies.



November 10, 2011

Ms. Janice Stern  
 Planning Manager  
 Community Development Department  
 P.O. Box 520  
 Pleasanton, CA 94566

Re: Comments By the Pleasanton Unified School District to Draft Supplemental Environmental Impact Report SCH #20011052002 (City of Pleasanton Housing Element Update and Climate Action Plan)

Dear Ms. Stern:

Thank you for the opportunity to comment, on behalf of the Pleasanton Unified School District, on the City of Pleasanton Housing Elementary Update and Climate Action Plan Draft Supplemental Environmental Impact Report (SEIR). Our comments with regard to the Draft SEIR are set forth below for your consideration:

***Specific Factual Issues***

The following are suggested technical corrections:

1. Page 4.L-2, last sentence at the bottom of the page should read: “students; by the 2010-2011 school year enrollment grew 2.4% to 14,876.” 4-1
2. Page 4.L-3, Table 4.L-2 at the top of the page should replace 2,591 with 2,592 for the Enrollment 2010 - 2011 column for Amador Valley High School; and replace 14,904 with 14,876 for the Enrollment column for Total Enrollment. 4-2
3. Page 4.L-12, the second sentence under the first paragraph under the subheading of “*Schools*” should be rewritten to read as follows: “As one strategy to mitigate possible impacts to schools, the Pleasanton Unified School District collects mitigation amounts on new construction before the City of Pleasanton issues building permits on those plans.” 4-3

- 4. Page 4.L-12, Table 4.L-3 in the middle of the page should read “Multifamily Rental” under the Type of Residential Development column. | 4-4
- 5. Page 4.M-1, at the end of the first sentence towards the bottom of the page under the subheading “City Parks and Recreational Facilities,” add (“some of which are joint-use parks shared with the Pleasanton Unified School District.”) | 4-5

***Issues of General Concern***

The following are areas of substantial interest that the District respectfully requests be incorporated into the City of Pleasanton Housing Element Update and Climate Action Plan (“Plan”).

- 1. We ask that the City ensure that the Plan addresses the issue of student safety while traveling to and from school.
  - 2. We ask that the City ensure that the Plan minimizes the amount of traffic near school sites.
  - 3. We ask that the City ensure that the Plan address students’ ability to walk to and from school sites.
  - 4. We ask that the City ensure that the Plan addresses the issue of future school site availability, and the proper location (within the plan) of needed future schools.
- | 4-6

Should you have any questions about these comments, do not hesitate to contact me at (925) 426-4301.

Thank you once again for the opportunity to comment on this project. Pleasanton Unified School District looks forward to continued collaboration and dialogue with the City in order to provide the best learning environment for our students and families. We appreciate the ongoing support and value our strong partnership with the City of Pleasanton.

Very truly yours,



Parvin Ahmadi, Superintendent

- Cc: Valerie Arkin, Board President  
Jamie Hintzke, Board Clerk  
Jeff Bowser, Board Trustee  
Chris Grant, Board Trustee  
Joan Laursen, Board Trustee

## Letter 4. Pleasanton Unified School District (Parvin Ahmadi, Superintendent)

- 4-1 The comment notes that the last sentence at the bottom of page 4.L-2 should read: “students; by the 2010-2011 school year enrollment grew 2.4 percent to 14,876.”

*The last sentence on page 4.L-2 of the Draft SEIR is revised as follows:*

Pleasanton Unified School District’s enrollment in the 2005-2006 academic year was 14,518 students; by the 2010-2011 school year enrollment grew 2.4 percent to 14,876 ~~2.6 percent to 14,904~~.

*The following citation is added to the Reference section of 4.L, Public Services and Utilities of the Draft SEIR:*

Pleasanton Unified School District, 2011. Comments by the Pleasanton Unified School District to Draft Supplemental Environmental Impact Report SCH#20011052002. Parvin Ahmadi, Superintendent. November 10, 2011.

- 4-2 The comment notes that enrollment numbers for 2010-2011 in Table 4.L-2 should be updated for Amador Valley High School from 2,591 to 2,592 and the Total Enrollment should be updated from 14,904 to 14,876. The comment is noted.

*Table 4.L-2 on page 4.L-3 of the Draft SEIR is revised as follows:*

**TABLE 4.L-2  
SCHOOLS IN PLEASANTON UNIFIED SCHOOL**

School	Enrollment 2005-2006	Enrollment 2010-2011
Alisal Elementary	708	660
Thomas H. Donlon Elementary	660	753
Fairlands Elementary	622	764
Phoebe Apperson Hearst Elementary	671	696
George C. Lydiksen Elementary	695	653
Henry P. Mohr Elementary	658	700
Valley View Elementary	692	730
Vintage Hills Elementary	633	661
Walnut Grove Elementary	715	710
Thomas S. Hart Middle	1,165	1,084
Harvest Park Middle	1,072	1,179
Pleasanton Middle	1,253	1,203
Amador Valley High School	2,450	<u>2,592</u> <del>2,591</del>
Foothill High School	2,322	2,275
Village High School	202	216
Total Enrollment	14,518	<u>14,876</u> <del>14,904</del>

SOURCE: California Department of Education, 2011, PUSD, 2011.

- 4-3 The comment requests that language be added to the Housing Elements discussion of schools to include “As one strategy to mitigate possible impacts to schools, the Pleasanton Unified School District collects mitigation amounts on new construction before the City of Pleasanton issues building permits on those plans.” Text will be revised; however, the use of the term ‘developer fees’ will remain as it is from the Pleasanton Unified School District’s *Developer Fee Schedule* (Pleasanton Unified School District, 2010).

*The text on page 4.L-12 of the Draft SEIR, under Schools, second sentence is revised as follows:*

As one strategy to ~~To~~ mitigate possible impacts to schools, the Pleasanton Unified School District collects mitigation amounts, including developer fees on building plans for new construction before the City of Pleasanton issues building permits on those plans.

- 4-4 The comment requests that Table 4.L-3 be updated by replacing “Multifamily” with “Multifamily Rental”. The comment is noted and the edit is reflected in Table 4.L-3.

*The text has been added to Table 4.L-3 on page 4.L-12 of the Draft SEIR:*

**TABLE 4.L-3  
PLEASANTON UNIFIED SCHOOL DISTRICT’S DEVELOPER FEES**

Type of Residential Development	Fees (per square foot)
Single Family (max 7,000 sq. ft.)	\$8.62
Multifamily <u>Rental</u>	\$3.04

- 4-5 The comment requests that language be added to page 4.M-1, stating that some of the parks in the City of Pleasanton are joint-use and are shared with the Pleasanton Unified School District. The comment is noted.

*The first sentence on page 4.M-1 of the Draft SEIR, under City Parks and Recreational Facilities, is revised as follows:*

The City of Pleasanton’s park system consists of 26 neighborhood parks, totaling approximately 133 acres, and 14 community parks, totaling approximately 209 acres, some of which are joint-use parks shared with the Pleasanton Unified School District (City of Pleasanton, 2009a).

- 4-6 The comment requests that the Housing Element Update and Climate Action Plan address the issue of student safety while traveling to and from school, traffic near school sites, the

student's ability to walk to school, and the issue of future school site availability. These issues pertain to the General Plan in general and so not specifically question the adequacy of the Draft SEIR. However, issues relating to safety and traffic are discussed in Sections 4.G, *Hazards and Hazardous Materials*, and 4.N, *Transportation and Traffic* of the Draft SEIR. Further, these issues are addressed in the General Plan and General Plan EIR.



November 11, 2011

City of Pleasanton  
c/o Janice Stern  
Planning Manager  
200 Old Bernal Avenue  
Pleasanton, CA 94566

**Re: Comments on Draft Supplemental Environmental Impact Report for Housing Element and Climate Action Plan, General Plan Amendment and Rezonings (DSEIR) dated September 2011**

Dear Janice:

We would like to applaud the effort by City Staff to implement an inclusive and open process developing the Housing Element and the DSEIR. Upon review of the DSEIR we would like to comment on the following items:

The description of the Project in Chapter 3, "Project Description," at Table 3-3 (Potential Sites for Rezoning), p. 3-14, correctly characterizes Site 8 (Auf de Maur/Rickenbach) as "345-460 units." This range of units is consistent with the description of the Project "base" of 345 units (11.5 ac at 30 du) for Site 8 contained in the Council-approved Draft Housing Element dated August, 2011 and provided to HCD (Housing Element Background, p.68) and the Alternative 4, Increased Density, scenario described in the DSEIR, which considers a 33% increase in density for Site 8. Therefore, a technical correction should be made to DSEIR Table 5-1 (Project Build Alternatives Summary) in Chapter 5, "Alternatives to the Project," p.5-4, to refer to 345 multi-family homes (instead of 159) for Site 8 under the "Proposed Project" column and to refer to 460 multi-family homes (instead of 212) for Site 8 under the "Alternative 4 Increased Density" column. This correction would also be consistent with the DSEIR's current use in Table 5-1 of 345 units for Site 8 in Alternative 1, Large Properties, Alternative 2, Transit Oriented, and Alternative 3, Excludes East Pleasanton (see also DSEIR, pp.5-7 and 5-9).

5-1

The Transportation Analysis contained in Appendix D to the DSEIR also warrants some clarification with respect to the uses and trip generation levels assumed with respect to Site 8. We understand from recent conversations with staff that the Transportation Analysis may have considered the Project with an overall "denser" potential development on Site 8 of 159 multi-family units and 163,000 sf of retail. We further understand that this scenario results in significantly higher trip generation than the level of development for Site 8 assumed in the correct DSEIR Project Description and higher trip generation

5-2

Los Angeles Corporate Office | 400 Corporate Pointe | Suite #400 | Culver City, California 90230 | 310.337.5400 | Fax 310.641.7859

San Jose Corporate Office | 250 Palm Valley Blvd. | 2nd Floor | San Jose, California 95123 | 408.971.2800 | Fax 408.971.2390

www.ESRing.com

Janice Stern  
November 11, 2011  
Page 2

than the 345 units and 40,000 sf neighborhood-serving retail that we have actually proposed for our development of Site 8.

↑5-2  
| cont.

In order to assure the most accurate and informative Final SEIR, we respectfully request that you have the City's transportation consultant Fehr & Peers prepare an updated technical memo, for inclusion within the final Transportation Analysis, that: (i) clarifies the use and trip generation assumptions for Site 8; (ii) clarifies that the trip generation for Site 8 based on the scenario of 159 units and 163,000 sf retail is greater than the trip generation for Site 8 based on the correct Project Description and our proposed development of Site 8 with 345 units and 40,000 sf retail; and (iii) establishes that such clarifications do not result in any new or increased transportation impacts not analyzed in the DSEIR. In addition, the consultant should make the technical correction to the appropriate tables in its Transportation Analysis to reflect, with respect to Site 8, both the correct Project Description and Alternative 4, Increased Density.

5-3

Thank you for your consideration of these comments. If there are any questions I can be reached at 650-377-5805 or [kbusch@srgnc.com](mailto:kbusch@srgnc.com)

Sincerely,



Ken Busch  
Project Manager  
E and S Ring Site 8

cc: Brian Dolan – Planning Director  
John Pringle – E&S Ring

## Letter 5. E&S Ring Management Corporation (Ken Busch, Project Manager)

- 5-1 The comment notes an inconsistency between Table 3-3 which shows residential development on Site at 345-460 units and Table 5.1 which shows the project at 159 units. Table 5.1 reflects the correct number (159 residential units) which was the basis for the traffic analysis prepared by Fehr and Peers. Additionally, the Alternative 4 analyzed 212 residential units on Site 8, as shown in the updated land use assumptions used by Fehr and Peers. Therefore, Table 3-3 should be corrected to show the range of units for Site 8 as 159-345.

*The following edit has been made to Table 3-3, row 8, on page 3-14 of the Draft SEIR:*

**TABLE 3-3  
POTENTIAL SITES FOR REZONING**

#	Property	APN	Existing General Plan Designation	Acres	Potential Acreage for MF Development	No. Units at 23 units/acre	No. Units at 30+ units/ac
8	Auf de Maur/ Richenback	946-4542-045-03	Retail/Highway/ Service Commercial, Business & Prof. Offices	16.0	11.5		345-460 <u>159-345</u>

- 5-2 The comment requested clarification on the trip generation estimates used to determine project impacts related to Site 8, as the land uses outlined in the Draft SEIR do not reflect the proposed development correctly. The comment is correct that the transportation analysis did not use the same land use assumption that were described in the Draft Housing Element dated August, 2011. The land use assumptions for the site under the Draft SEIR reflect the best available information at the time of the analysis. **Table 4-1** presents the land use summary available at the time of the transportation analysis.

**Table 4-2** presents the trip generation estimated for each scenario (not accounting for discounts for internal trips or pass-by trips). As shown in Table 4-2, the zoning as described in the August 2011 Housing Element at Site 8 would generate substantially fewer daily and peak hour trips than the zoning scenario and the alternatives analyzed in the Draft SEIR. As such the development of Site 8 with 345 dwelling units, would not have resulted in worse intersection levels of service than were presented in the Draft SEIR, and would also result in a less than significant impact on local intersections under Existing plus Project conditions.

**TABLE 4-1  
LAND USE SUMMARY FOR SITE 8**

Scenario	Commercial	Multi-Family Units
No Project (Current Zoning)	210,000 sqft	----
Housing Element Project (March 2011)	163,000	159
Alternatives 1-3	68,600	345
Alternative 4	163,000	212
<b>Housing Element August 2011</b>	<b>40,000</b>	<b>345</b>

SOURCE: Pleasanton Housing Element, Fehr and Peers, E&S Management Corporation, 2011

**TABLE 4-2  
TRIP GENERATION COMPARISONS FOR SITE 8 SCENARIOS**

Scenario	Daily Trips	AM Peak Hour	PM Peak Hour
No Project (Current Zoning)	9,020	210	783
Housing Element Project (March 2011)	8,090	245	713
Alternatives 1-3	5,160	242	463
Alternative 4	8,410	271	742
<b>Housing Element August 2011</b>	<b>3,930</b>	<b>213</b>	<b>356</b>

SOURCE: Fehr and Peers, 2011

- 5-3 The comment requests an updated technical memorandum which clarifies the trip generation assumption for Site 8 based the proposed development of 345 residential units and 40,000 square feet of retail, which would not result in any new or increased transportation impact not analyzed in the Draft SEIR. The technical memorandum that clarifies the trip generation assumptions, as outlined in response to comment 5-2, is presented in **Appendix A** of this Final SEIR.

**From:** Julie Testa [julie.testa@gmail.com]  
**Sent:** Friday, November 11, 2011 2:04 PM  
**Subject:** The Housing Element does not reflect the dire reality of our school facilities situation.

The Housing Element does not reflect the reality of our school facilities situation. The Housing element states " **The fees are expected to cover the facilities costs**". **That is not true! There is no way for the fees to cover facilities costs when the fees are committed to \$27m in existing debt.** The General Plan identifies school sizes but ignores it in the Housing element. The current PUSD facility overcapacity is not reflected. The reality of the dire state of Pleasanton School Districts overcrowding and capital fund situation is being ignored.

6-1

In the General Plan, Schools are discussed starting on p. 6-2 of the Public Facilities and Community Programs Element <http://www.ci.pleasanton.ca.us/pdf/genplan-090721-pubfac-commprog.pdf>, and the policies related to schools and education start on p. 6-23, with Goal 4.

Kindergarten through Twelfth Grade

Pleasanton is known for the quality of its school system, and the General Plan contains policies and programs to assist in its continued excellence. Since the 1996 General Plan, elementary-school enrollment has increased about 12 percent (from 5,391 student to 6,054 students), middle-school enrollment has increased about 38 percent (from 2,537 to 3,490 students), and **high-school enrollment has increased about 53 percent (from 3,234 to 4,974)**. Enrollment has increased primarily due to new residential development.

Schools and Education

Goal 4: Promote lifelong learning.

Policy 7: Encourage and support high quality public and private educational facilities in Pleasanton and facilitate lifelong educational opportunities for all ages.

**Program 7.1: Work with the School District to locate school sites to preserve the quality of life of existing and new neighborhoods.**

**Program 7.2: Encourage school enrollment sizes that maintain neighborhood character, provide facilities for specialized programs, and promote more personalized education. The current target is 600 students per elementary school, 1,000 students at each middle school, and 2,000 students at each comprehensive high school, with a 10 percent contingency planned for each site, subject to board discretion and financial considerations.**

Program 7.3: Partner with organizations that provide educational opportunities for all ages and interests

link to the rest of the General Plan:

<http://www.ci.pleasanton.ca.us/business/planning/genplan-090721-final.html>

Here's a link to the Housing Element:

<http://www.ci.pleasanton.ca.us/business/planning/HousingElement/DraftHousingElement.html>

--

Schools

New housing developments as facilitated on the potential sites for rezoning will increase enrollment at schools as population increases which could require additional facilities and staff. To mitigate possible impacts to schools, the Pleasanton Unified School District collects developer fees on building plans for new construction before the City of Pleasanton issues building permits on those plans. The current fee schedule is presented.

PLEASANTON UNIFIED SCHOOL DISTRICT'S DEVELOPER FEES

Type of Residential Development Fees (per square foot)

Single Family (max 7,000 sq. ft.) \$8.62

Multifamily \$3.04

Low Income \$2.97

Qualified Senior Housing \$0.47

SOURCE: Pleasanton Unified School District, 2010.

6-3

## Comment Letter 6

The fees are expected to cover the facilities costs, which are created by residential development through the General Plans build-out plans, including the proposed housing elements (City of Pleasanton, 2009b). As a result, the new development associated with the proposed Housing Element would pay a fee to cover facility costs to accommodate new enrollment. Furthermore, in accordance with Section 65995(h) of the California Government Code (Senate Bill 50, chaptered August 27, 1998), the payment of statutory fees "...is deemed to be full and complete mitigation of the impacts of any legislative or adjudicative act, or both, involving, but not limited to, the planning, use, or development of real property, or any change in governmental organization or reorganization." Therefore, with the required payment of fees, impacts to schools associated with the residential development on the potential sites for rezoning under the proposed Housing Element would be less than significant.

6-4

## Letter 6. Julie Testa

- 6-1 The comment describes the current school facilities as being overcrowded and in need of capital funding. The comment states that the fees mentioned in the Housing Element to cover the facility costs would be committed to a current 27 million dollar debt, and would not cover capital costs for facilities. The comment does not raise any substantive issue regarding the adequacy of the Draft SEIR, but rather the merits of the proposed Housing Element related to school facilities. The concern is noted. The text on page 4.L-12 of the Draft SEIR notes that the Pleasanton Unified School District collects developer fees on building plans for new construction before the City of Pleasanton issues building permits on those plans. This the standard practices of school districts for funding construction or reconstruction of school facilities pursuant to California Education Code Section 17620, as noted by comment 6-4.
- 6-2 The comment lists General Plan goals, policies, and programs relating to schools and education and provides online links to the General Plan and Housing Element. The comment does not raise any substantive issue regarding the adequacy of the Draft SEIR; the comment is noted.
- 6-3 The comment restates the paragraph and table under the *Schools* heading on page 4.L-12 of the Draft SEIR, which describes the Pleasanton Unified School Districts Developer Fee and breakdown by type of residence. The comment does not raise any substantive issue regarding the adequacy of the Draft SEIR; the comment is noted.
- 6-4 The comment restates the last paragraph from page 4.L-12 of the Draft SEIR. The comment does not address the adequacy of the Draft SEIR; the comment is noted.

## Comment Letter 7

**From:** Emilie [\[mailto:ecruzan5@aol.com\]](mailto:ecruzan5@aol.com)

**Sent:** 2011-11-14 7:23 AM

**To:** Janice Stern

**Cc:** [kpeters@pleasanton.k12.ca.us](mailto:kpeters@pleasanton.k12.ca.us)

**Subject:** Re: Draft Housing Element and Climate Action Plan Draft EIR -questions

Hello

This question is regarding the species of concern - Western Pond Turtle. There is a colony in the Arroyo Del Valle close to site 21. This was not included on Figure 4.C-2. This colony is important to local biologists and community members. Will the EIR be amended to include this species at this location.

7-1

Sites 21 and 6 include riparian habitat. Why was the set back of 20 feet used? Other communities use greater mitigations. Since impact 4.C-2 states there would be significant impact, will you consider a greater set back of 35 feet in order to preserve the woodlands and protect them and preserve them to keep the wooded character of the downtown intact?

7-2

Emilie Cruzan

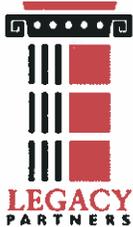
## Letter 7. Emilie Cruzan

- 7-1 The comment states that a population of Western pond turtle in Arroyo del Valle was not included on Figure 4.C-2 of the Draft SEIR, and further requests the Draft SEIR be revised to include mention of this population of Western pond turtle in Arroyo del Valle near Site 21.

Figure 4.C-2 shows only special-status species occurrences that have been submitted to the California Natural Diversity Database (CNDDDB), which compiles and disseminates data on the status and locations of rare and endangered plants, animals, and vegetation types in order to conserve California's biodiversity. While the Western pond turtle population the commenter refers to may be known to local biologists and the community no one has apparently submitted the appropriate forms so that this population can be documented in the CNDDDB and the information provided to the general public. A web search also provides no readily available information on the turtle population the commenter refers to. Even lacking the specific information cited by the commenter please note that the Draft SEIR discloses on page 4.C-10 that the species is known to occur in drainages throughout the planning area. As noted on page 4.C-14 of the Draft SEIR, development of Site 21 would be restricted to the already developed portions of this site, where there is no suitable habitat for the species; development at Site 21 will not encroach into the riparian corridor, and measures will be taken to avoid and minimize potential impacts to aquatic habitat in the vicinity of Site 21. Thus development at Site 21 is not expected to affect Western pond turtle and revision of the Draft SEIR is not warranted.

- 7-2 The comment states that riparian woodlands are present at Sites 6 and 21 and requests consideration of a 35 foot riparian buffer at Sites 6 and 21 to protect riparian woodlands.

As noted on page 4.C-34 of the Draft SEIR, the 20 foot riparian buffer presented in the Draft SEIR is consistent with the Alameda County Watercourse Protection Ordinance (Section 13.12 of the Alameda County General Code), which calls for a 20 foot setback from the edge of riparian vegetation or top of bank, whichever is a greater distance from the stream's centerline. Current development at Site 21 (e.g. paved surfaces and landscaped areas) and disked fields at Site 6 basically already extend to the edge of the riparian corridor. Therefore, development of each site, with a 20 foot setback, would not result in the removal of existing riparian vegetation and would also not comprise a significant change over existing conditions with respect to the integrity of already disturbed riparian woodland.



November 14, 2011

Investment Management

Ms. Janice Stern

Property Management

Planning Manager

Marketing Services

Community Development Department

P.O. Box 520

Asset Management

Pleasanton, CA 94566

**RE: Comments to the Draft Supplemental Environmental Impact Report**

Acquisitions & Development

Dear Janice

Disposition Services

With brevity and conciseness in mind, please accept the following as Legacy Partners (Legacy) comments to the Draft Supplemental Environmental Impact Report (DSEIR) on the Housing Element and Climate Action Plan:

Design Services

**Chapter 2, pages 6, 7 & 8 - Alternatives 1 & 2:** The Legacy site 14 (approximately 54 acres) received a reduction of housing units (from 360 to 273), whereby the other East Pleasanton sites had no such reduction. Additionally, the Legacy site is more suitable for development as it has an existing private driveway providing access/egress north to I-580 via El Charro Road.

Construction Management

Legacy acknowledges proposing, if the process determined the East Pleasanton area was disproportionately allocated too many units, to reduce site 14 to 273 units at 23 units/acre providing a more attractive product in better planning proportions to the entire larger site and within unit densities developable within the ALUPP 50' max height requirement. This consideration was a Legacy concession offered to be a unit reduction in commensurate with all East Pleasanton considered sites.

8-1

Solution: In fairness, equitably reduce all East Pleasanton sites proportionately to obtain desired total East Pleasanton units.

**Chapter 2, page 28 – Impact 4.N-7/Mitigation Measure 4.N-7:** Confirm such traffic impact fees would be paid "at the issuance of building permits".

8-2

**Chapter 3, page 8 - Relationship of the Housing Element to the General Plan:** Add new land use designations for High Density Residential 23-29 units per acre, High Density Residential 30 or more units per acre, and mixed use.

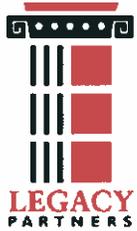
8-3

Clarification: Minimum average or mean densities per acre.

**Chapter 4, pages 4.M-4 & 4.M-8 – Public Facilities and Community Programs**

**Element:** On page 4.M-4, the sentence "A planned 40-acre park would be sited on reclaimed quarry lands to the east side of Pleasanton" should be corrected to read "38-acre"

8-4



*park*” consistent with the same reference on page 4.M-8.

↑8-4  
| cont.

Legacy looks forward to working with the City of Pleasanton on adopting the Housing Element Update and Climate Action Plan and moving forward to commencing the long awaited East Pleasanton Specific Plan.

Sincerely,

A handwritten signature in blue ink, appearing to read "S. M. Dunn", is written over the word "Sincerely,".

Steven M. Dunn  
Senior Managing Director

Cc: Mr. Brian Dolan

## Letter 8. Legacy Partners (Steven Dunn, Senior Managing Director)

- 8-1 The comment describes a reduction of residential buildout on Site 14 in Alternatives 1 and 2, which were not uniformly required of the other potential sites for rezoning in the East Pleasanton Specific Plan area. It should be noted that Alternatives 1 and 2 show residential development at 276 units rather than 273 as stated in Letter 8. The comment does not raise any substantive issue regarding the adequacy of the Draft SEIR, but discusses proposals contained in the Housing Element itself. The comment is noted.
- 8-2 The comment requests clarification of Mitigation Measure 4.N-7 that the payment of traffic impact fees, would occur “at the issuance of building permits.” As noted in Table 6-1 of Chapter 6, Mitigation, Monitoring and Reporting Program, Mitigation Measure 4.N-7 would be required prior to issuance of building permit(s).

*The following edit is made to Impact 4.N-7 on page 4.N-31 of the Draft SEIR:*

**Mitigation Measure 4.N-7:** Prior to issuance of building permit(s), the City shall require developers on the potential sites for rezoning to contribute fair-share funds through the payment of the City of Pleasanton and Tri-Valley Regional traffic impact fees to help fund future improvements to local and regional roadways.

- 8-3 The comment requests clarification of minimum average or mean density per acre as described on page 3-8 of the Draft SEIR. The reference to density per acre refers to the average density over the entirety of the site.

*The following footnote is added to the fourth full paragraph on page 3-8 of the Draft SEIR:*

<sup>1</sup>The units per acre refers to the average density over the entirety of the site.

- 8-4 The comment correctly notes that the reference to a 40-acre park on the east side of Pleasanton on page 4.M-4 of the Draft SEIR should be corrected to a 38-acre park.

*The following edit is made to the last sentence of the third paragraph on page 4.M-4 of the Draft SEIR:*

A planned 38- 40-acre park would be sited on reclaimed quarry lands to the east side of Pleasanton; this park may include sports fields or serve as a gateway to the Chain of Lakes in the area.



PAUL E. WHITE  
Director of Real Estate  
(402) 271-2809 (402) 271-2830 fax  
paul.white@kiewit.com

November 14, 2011

Ms. Janice Stern  
Planning Manager  
City of Pleasanton  
200 Old Bernal Avenue  
Pleasanton, CA 94566

RE: Comments on Draft Supplemental Environmental Impact Report (DSEIR)  
for the Housing Element and Climate Action Plan General Plan  
Amendment and Rezonings, dated September 2011

Dear Ms. Stern:

This letter is intended to provide comments on the DSEIR within the public comment period ending November 14, 2011. As you know, Kiewit Infrastructure Co. is the owner of the 50 acre property identified as Site 11 in the DSEIR. We appreciate the opportunity to share our comments.

We have reviewed the report and identified areas where we have comments on how an issue relates to Site 11. Below is an identification of such areas with our comment or requested revision.

- 1. Page 3-13: last sentence states "Additionally, for sites located in the East Side Specific Plan area, the DSEIR only covers the rezoning of those sites, and is not intended to cover additional environmental impacts of the proposed specific plan."

This statement should be revised to clarify that the DSEIR "analyzes impacts of the development of the potential sites identified for rezoning within the specific plan area". It should also clarify that the DSEIR utilizes holding capacities for the development of the remainder portions of the sites within the specific plan area.

9-1

- 2. Page 3-23: Top bullet point should include "Specific Plan"

9-2

## Comment Letter 9

3. Page 4A-17: Paragraph two identifies Site 11 as "edge of urban development perceived as constituting the most visual change": We do not believe that Site 11 should be characterized in this manner and request that it be deleted from sentence. Site 11 is truly an infill site as it is located at the intersection of Valley Avenue and Busch Road. Valley Avenue is one of the main roadways with Pleasanton and the site is located across the street from residential housing, a church and senior housing. Furthermore "perceived as constituting the most visual change" should be deleted. This is a highly subjective statement as creating a well planned mixed-use community on this property can be perceived as a vast visual improvement over the current bare industrial use. 9-3
4. Page 4G-4: Site identified as being in close proximity to PG&E gas transmission line. We don't know of any PG&E transmission line in the proximity to Site 11. Please remove this reference. 9-4
5. Page 4G-11: Impact 4G-2: Due to its proximity to Site 14, Site 11 is identified as likely to "...involve ground disturbing activities which have the potential to expose workers, the public or environment to any contaminated soil or groundwater, if present." Site 11 has been fully evaluated by accredited engineers and any previous contamination has been identified and handled in the appropriate manner." Site 11 should be removed from this discussion in the DSEIR. 9-5
6. Page 4G-15/16/17: Site again identified within "airport influence area"; MM 4G-5; requires evidence of compliance with ALUPP. We have contacted the local engineering and planning firm, Ruggeri-Jenson-Azan, to review this comment. RJA has confirmed that the Kiewit site is outside of both the airport protection area and the Airport Land Commission safety zone. Therefore, our site should not be described with the said area. 9-6
7. Page 4J28: MM4J-7:Site identified as required to perform site specific acoustical assessment from noise exposure of single aircraft events. Similar to the comment #6 above, Site 11 should not be subject to this requirement. 9-7

Generally, Site 11 as owned by Kiewit, has many favorable attributes that will enable prompt development of the site to another use. These include the fact that the Kiewit 9-8

## Comment Letter 9

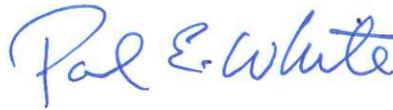
site is currently idle which means no existing use must be terminated prior to the new use. Utilities are adjacent and can be easily connected. The site is flat. Environmental should not be an issue. The property is already within the city limits. Finally, and as stated above, we are clear of the airport influence area. These site attributes for Site 11 should be presented in the DSEIR.

↑  
9-8  
cont.

We appreciate the opportunity to comment on the DSEIR. Should you have any questions please contact me at (402) 271-2809 or our consultant Patrick Costanzo, Jr. at (408) 888-4224.

Sincerely,

KIEWIT INFRASTRUCTURE CO.



Paul E. White  
Director of Real Estate

c: Pat Costanzo, Jr. – PCJ Real Estate Advisors, LLC  
Lauri Moffet-Felhberg – Dahlin Group  
Tim Jeffrey

7824

## Letter 9. Kiewit (Paul White, Director of Real Estate)

- 9-1 The comment requests that the SEIR clarify that the Draft SEIR analyzes the impacts of the development of the potential sites for rezoning within the East Pleasanton Specific Plan area. The comment also requests that the Draft SEIR clarify that the analysis uses holding capacity for the development of the remainder portion of the sites within the specific plan area.

The Draft SEIR does not include analysis of the holding capacity of the development of the remainder portion of the sites within the specific plan area. However, the General Plan EIR analyzed traffic impacts of the mid-point development thresholds within the area.

*The following edit is made to the last sentence on page 3-13 of the Draft SEIR:*

Additionally, for sites located in the East Side Specific Plan area, this SEIR only covers the General Plan amendment and rezoning of those sites, and is not intended to cover additional environmental impacts of the proposed specific plan. The General Plan EIR, which this EIR supplements, analyzed the traffic impacts of mid-point development thresholds of the Specific Plan Area.

- 9-2 The comment states that the bullet list on page 3-23 of the Draft SEIR should include “Specific Plan.” The comment refers to a list of subsequent actions the City Council may take related to the proposed project analyzed in the Draft SEIR. The Specific Plan would be a separate project under CEQA and would not be included in this list.
- 9-3 The comment requests that the site description for Site 11 be revised, and the following description be removed, “edge of urban development perceived as constituting the most visual change.” The comment states that Site 11 is an infill site, as is it located at the intersection of Valley Avenue and Busch Road. The comment also states the Valley Avenue is one of the main roadways in Pleasanton and that the site is located across from residential housing, a church, and senior housing. Furthermore, the comment adds that the aforementioned SEIR statement is subjective, and that a well planned mixed-use community on this property could be perceived as a visual improvement over the current bare industrial use.

As discussed in Section 4.I, Land Use and Planning (page 4.I-1 of the Draft SEIR) Site 11 is located in the eastern portion of the city, north of Stanley Boulevard, and was formally a sand and gravel quarry, and is now vacant. Land uses surrounding the site share similar uses, and include spreading grounds and industrial uses, and the site sits on the eastern edge of urban development, which exists only to the northwest of the site. Although the corner of Site 11, which borders Valley Avenue and Busch Road, is near

residential development as the comment mentions, the majority of Site 11 is bordered by large parcels with low density development, and the site does not constitute as an infill site. Furthermore, as discussed in Impact 4.A-3, because the site is currently undeveloped, any new development at the site would result in substantial visual change. Visual change in and of itself would not result in an adverse visual quality impact and, as currently discussed in Impact 4.A-1, the Draft SEIR concludes that with the creation of a Specific Plan, development at Site 11 would result in less than significant visual quality impacts.

- 9-4 The comment disagrees with statement that Site 11 is in close proximity to PG&E gas line and suggests deleting it. The Draft SEIR states that a hazardous liquid pipeline is located in the vicinity of Site 11, but does not identify it as belonging to PG&E. A confirming review of the mapping compiled by the Pipeline and Hazardous Materials Safety Administration indicates that the hazardous liquid pipeline is located in vicinity of Bernal Avenue, located adjacent to Site 11. The mapping tool does not provide site specific information so the pipeline may not intersect or be located immediately adjacent to Site 11.

*For clarification, the text on pages 4.G-4, under “Other Health and Safety Considerations” is revised as follows:*

A Pacific Gas and Electric (PG&E) natural gas pipeline in a 30-foot easement parallels the northern edge of the city, adjacent to I-580 (PHMSA, 2007). In addition, according to mapping compiled by the Pipeline and Hazardous Materials Safety Administration, two hazardous liquid transmission lines run through the city. One cuts across Site 1 and then runs~~ing~~ relatively close to Sites 10, 11, 6, and 17; the second runs along the southeast border of the city, north of the San Antonio Reservoir and well away from any of the potential sites for rezoning (PHMSA, 2007). Excavation in the vicinity of pipelines is regulated under the Natural Gas Pipeline Safety Act.

- 9-5 The comment states that Site 11 has already been evaluated by accredited engineers and any previous contamination identified and handled appropriately. The comment suggests deleting Site 11 from any discussion regarding potential contamination. At the time of preparation of the Draft SEIR, no documentation of any site investigation or cleanup activities at Site 11 was made available for review; hence, the conclusion found in the document was made. However, the requirement of Mitigation Measure 4.G-2 would then be easily met by simply providing the appropriate “documentation from overseeing agency (e.g., ACEH or RWQCB) that sites with identified contamination have been remediated to levels where no threat to human health or the environment remains for the proposed uses.”
- 9-6 The comment states that the Draft SEIR identifies Site 11 within “airport influence area” and that a local engineering and planning firm has confirmed that Site 11 is neither within the airport protection area nor the safety zone. The page 4.G-15 of the Draft SEIR states that Site 11 is located within the “General Referral Area” according to maps that are

- contained in the 2005-2025 Pleasanton General Plan. This area is different from both the Safety Zone and the Livermore Municipal Airport Protection Area Boundary. As stated in the Public Safety section of the 2005-2025 Pleasanton General Plan, “the General Referral Area is the area which is now or could in the future be affected by airport operations. This area is also referred to as the ‘airport influence area’.” Proposed projects within this area must also be referred to the Airport Land Use Commission for its review and determination of consistency with the Airport Land Use Policy Plan.
- 9-7 The comment suggests that a site-specific acoustical assessment regarding single-event aircraft operations from Livermore Airport is not necessary for Site 11 since the site is outside of the airport protection area and the Airport Land Commission safety zone. Regardless of the site location relative to the airport protection area and the Airport Land Commission safety zone, the site may experience noise from Livermore Municipal Airport-related aircraft operations exceeding 75 dB  $L_{max}$ . Given the typical, worst-case acoustical insulation performance of standard residential construction (25 dB exterior-to-interior noise level reduction), interior noise exposure from aircraft operations could exceed the City of Pleasanton’s interior noise exposure limit of 50 dB  $L_{max}$  (bedrooms). As such, Site 11 will be required to adhere to Mitigation Measure 4.J-7 of the Draft SEIR.
- 9-8 The comment describes what it perceives as favorable attributes for development of Site 11 and notes that the attributes should be included in the Draft SEIR, and have, by way of Comment Letter 9 been included in the Final SEIR.



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CITY OF PLEASANTON  
PLANNING DIVISION

November 14, 2011

City of Pleasanton  
c/o Janice Stern  
Planning Manager  
200 Old Bernal Avenue  
Pleasanton, CA 94566

**Re: RREEF CarrAmerica Campus Comments: Draft Supplemental Environmental Impact Report for Housing Element and Climate Action Plan, General Plan Amendment and Rezoning (DSEIR) dated September 2011**

Dear Janice:

On behalf of the entire RREEF team, I would like to thank you, the City of Pleasanton and all parties who have been involved with preparing the DSEIR. We look forward to working with the City of Pleasanton to bring our CarrAmerica Site 10 development ("Project") to fruition.

As shown in DSEIR Chapter 3, Table 3-3 (Potential Sites for Rezoning), the Project Description for Site 10 - CarrAmerica Corporate Center includes 252-420 units at 30+ units/ac that are part of a mixed use project including retail development. More specifically, the midpoint of this range, 336 units, is the Proposed Project in the DSEIR with Alternatives ranging from 252 to 420 units. In addition to the proposed 336 multi-family units, the mixed use component of the Project includes the following: 130 room hotel; 10,000 square feet of retail; and 480,000 square feet of office, as shown in the DSEIR, Appendix D, Attachment A.

Following our review of the DSEIR, we would like to provide some minor clarifications and comments to the following DSEIR items:

- For consistency purposes, the DSEIR should show the Proposed Project (336 multi-family units, 130 room hotel, 10,000 square feet of retail, and 480,000 square feet of office) in the following locations:
  - Chapter 4, page 4.C.32, Impact 4.C-2 - Change text for CarrAmerica to 336 multi-family units;

10-1



- Chapter 5, Table 5-1, related sections of Chapter 5 and replicated information shown within Chapter 2, page 2-6 and 2-7 - Alternates 1, 2 and 3 should each show 336 multi-family units; | 10-2
- Appendix D, Attachment A – Housing Element Changes - Update the multi-family units total in the scenario columns from 252 to 336; | 10-3
- Appendix E, Table 3, “Land Use Assumption” (Proposed Water Demand Housing Element Update) - the CarrAmerica Site 10 “Land Use Assumption” should include 336 multi-family units. In addition, the Table should include the other mixed use components (i.e. Hotel, Office and Retail). As indentified above, Table 3 should be updated to reflect 336 multi-family units, a 130-room hotel, 10,000 square feet of retail and 480,000 square feet of office; | 10-4
- With respect to DSEIR, Chapter 4, page 4.J-28, Mitigation Measure 4.J-7, we believe there is an error and Site 10 should not be included within this Mitigation Measure. | 10-5

Thank you for your consideration of these comments. If you have any questions I can be reached at 415-262-7748 or [catherine.minor@rreef.com](mailto:catherine.minor@rreef.com).

Sincerely,

Catherine Minor  
Vice President  
Site 10 – CarrAmerica Corporate Center

## Letter 10. RREEF (Catherine Minor, Vice President)

- 10-1 The comment requests that Impact 4.C-2 on page 4.C-32 of the Draft SEIR be updated to reflect the project scenario of 336 multi-family units.

*The text on page 4.C-32, second full sentence under Impact 4.C-2 of the Draft SEIR is revised as follows:*

However, Arroyo Mocho, Tassajara Creek and Arroyo del Valle run through the Planning Area and the following potential sites for rezoning are adjacent to these watercourses: Site 6 (Irby-Kaplan-Zia), ~~which proposes to construct 180 units~~; Site 8 (Auf de Maur/Richenback), ~~which proposes to construct 159 units~~; and Site 21(4202 Stanley), ~~which proposes to construct 41 units~~, are adjacent to Arroyo del Valle. Site 6 (Irby-Kaplan-Zia) and Site 21 (4202 Stanley) include a portion of the Arroyo del Valle riparian corridor with a Wildlands Overlay land use designation. Site 13 (CM Capital Properties), ~~which proposes to construct 378 units~~ is adjacent to Arroyo Mocho; and Site 10 (CarrAmerica), ~~which proposes to construct 336-252 units~~, and Site 9 (Nearon Site), ~~which proposes to construct 168 units~~, are adjacent to Tassajara Creek. Site 20 (Sunol Blvd. and Sycamore Rd.), ~~which proposes to construct 53 units~~, is adjacent to the historical channel of Sycamore Creek (Sowers and Richard, 2003).

- 10-2 The comment describes that Alternatives 1, 2, and 3 of the Draft SEIR should be updated to reflect the project scenario of 336 multi-family units. The project analyzed as the proposed project on Site 10 was 336 units and under the alternative scenarios was 242 units. Therefore, no change to Table 5-1 is required.
- 10-3 The comment notes that Appendix D, Attachment A, Housing Element Changes should update the project scenario from 252 multi-family units to 336 multi-family units. Please see the updated Traffic Analysis Land Use Assumptions in Appendix A which show the project for Site 10 at 336 units. The land use assumptions for each of the alternative to the project for the site under the Draft SEIR reflect the best available information at the time of the analysis.

Alternative 4, Increased Density, was found to, like the proposed project, improve the three intersections operating at LOS E in the a.m. peak hour (Bernal Avenue/ Valley Avenue, Junipero Street/Sunol Boulevard, and Stanely Boulevard/El Charro Road) to LOS D and no intersections would degrade from acceptable to unacceptable conditions. As Alternative 4 looked as the maximum build out of the all of the potential sites for rezoning, it can safety be assumed that the increase in dwelling units under Alternatives 1-3 on Site 10 would similarly have a less than significant impact on local intersections.

- 10-4 The comment requests that Appendix E, Table 3, Land Use Assumption, in the Water Supply Assessment (WSA) be corrected to reflect 336 multi-family units, a 130-room hotel, 10,000 square feet of retail, and 480,000 square feet of office. The WSA was revised to reflect the project correctly and is presented in **Appendix B**. The findings of the revised WSA related to the proposed project at Site 10 were less than significant with mitigation, like the project analyzed in the Draft SEIR.
- 10-5 The comment states the Mitigation Measure 4.J-7 on page 4.J-28 of the Draft SEIR should not apply to Site 10. The comment is correct and Site 10 was incorrectly included in mitigation requirements.

*The text on page 4.J-28 of the Draft SEIR is revised as follows:*

**Mitigation Measure 4.J-7:** For residential developments at Sites ~~9, 10, 11, 13,~~ and 14 near the ~~extended centerline of Runway 25R (Livermore Municipal Airport) or the left-hand pattern of Runway 25L,~~ the City shall require a site-specific acoustical assessments to determine noise exposure, impact, and mitigation regarding aircraft single events. The assessments shall include the collection of aircraft single-event noise level data for no less than 48-hours on or in the vicinity of the given housing areas. If needed, aircraft-related single-event noise exposure shall ~~may~~ be mitigated to satisfy the applicable City of Pleasanton Code criteria of 50 dB L<sub>max</sub> (bedrooms) and 55 dB L<sub>max</sub> (other habitable rooms) using acoustically rated construction materials/systems.

## CHAPTER 5

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# Responses to Comments at the Public Hearing on the Draft SEIR

The Planning Commission held a public hearing on the Draft SEIR on October 26, 2011. The following is a summary of comments received at the public hearing, followed by responses that address those topics. Some of the topics raised have been previously responded to in Chapter 4 (Written Comments on the Draft SEIR and Responses to Comment).

### A. Environmental Topics Raised and Responses to Comments from October 26, 2011 Hearing

The following comments were made at the Planning Commission public hearing on the Draft SEIR on October 26, 2011:

#### Planning Commissioner Jennifer Pearce

**Comment:** Is the draft historic preservation mitigation adequate? And, would it allow the removal of historical structures without subsequent review?

**Response:** As described in Mitigation Measure 4.D-1a on page 4.D-15 of the Draft EIR, a project applicant would first be required to determine if structures are indeed historic by conducting a historic resource evaluation. If a structure is determined to be historic, Mitigation Measure 4.D-1b would be required.

The Historic American Buildings Survey (HABS) mitigation requirement (Mitigation Measure 4.D-1b) would provide a permanent record of a historic building in the form of written descriptions and histories, large format black and white photographs, and detailed architectural drawings. HABS documentation is often used to mitigate the demolition or substantial alteration of historic structures. This mitigation would be required to follow the Secretary of the Interior's Professional Standards for creating HABS records.

Although the recording of a historic structure would eliminate one adverse impact of demolition (the loss of historical information), it would not prevent the physical loss of a historic resource. The HABS/HAER documentation is standard mitigation for the loss of historic architectural resources. It does lessen an impact, which is required by CEQA when feasible, but is not considered to eliminate the impact; thus, the impact remains significant and unavoidable.

The findings of the historic evaluation and the development application for a potential site for rezoning under the proposed Housing Element would be reviewed by the City's decision-

making bodies during project development review. The mitigation in the Draft SEIR, including the HABS/HAER documentation, would not limit the input the City will have on the potential loss of a historic resource, but is intended to lessen the potential loss of a historic resource through adopted industry practices.

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## Planning Commissioner Phil Blank

**Comment:** Questions whether or not taking a picture of a historical resource and subsequently removing that resource was an adequate mitigation.

**Response:** Although the recording of a historic structure would eliminate one adverse impact of demolition (the loss of historical information), it would not prevent the physical loss of a historically significant resource. HABS, HAER and Historic American Landscapes Survey (HALS) are programs of the National Park Service aimed at creating a detailed record of historical buildings and structures. HABS/HAER recordation can include architectural drawings, large format photography in accordance with HABS/HAER specifications, historical research, and written reports in both short format and outline format. This form of mitigation is standardized, and although it would not reduce the impact of the physical loss, it does provide record. The physical loss of a historic structure would remain a significant and unavoidable impact.

**Comment:** Concern that someone may interpret the mitigation for historical resources to mean that it is okay to remove a historical resource without future discretionary review.

**Response:** As stated on page 4.D-15 of the Draft SEIR and page 2-5 of the Final SEIR, a project applicant for Sites 6 and 21 would be required to implement Mitigation Measure 4.D-1b if a structure on site is determined to be historically significant. Recording would ensure a permanent record of the present appearance and context of the historical resources. Under this mitigation proposal, the project applicant would ensure that the historical resources to be demolished would be recorded to HABS/HAER standards prior to any construction activities. The HABS/HAER documentation would be filed with the State Historic Preservation Officer (SHPO), the HABS/HAER collection in the Library of Congress, the University of California Bancroft Library, the Planning Division, and the City of Pleasanton Library.

As noted above, although recording of a structure would eliminate one adverse impact of demolition (the loss of historical information), it does not prevent the physical loss of a historically significant resource. A proposed project would be required to undergo design review during the project application phase. The City Council would determine whether or not the physical historic resource would be preserved as part of the decision made on a site-specific development proposal.

Design features and conditions of approval could also be established at the time of project review. Depending on the findings of the historic evaluation, additional conditional of approval could include:

- *Architectural Resource Interpretive Display and/or Interpretive Material.* The project applicant would develop a display or interpretive material for public exhibition and

dispersal. The display of interpretive material, such as a printed brochure, could be based on the photographs produced in the HABS/HAER documentation, and the historic archival research previously prepared for the resources in and near the project.

- *Preservation and Relocation.* After recording a structure in its original location a building could be moved to a new location on or off the project site. The new setting would strive to preserve the original historic context of the structure.
- *Preservation and Reuse.* After recording a structure in its original state, the structure could be adapted to serve the objective of the proposed project, as an auxiliary structure or a component of the main use.
- *Architectural Resource Salvage Opportunities.* After recording and at least 30 days prior to demolition, the interested parties would have the opportunity to salvage architectural elements for re-use or curation. Items selected would be removed in a manner that minimizes damage to those items.

Mitigation measures outlined in the Draft SEIR are intended to be part of the overall consideration of impacts to historical resources as part of the proposed Housing Element. While implementation of Mitigation Measures 4.D-1a and 4.D-1b would lessen project impacts, demolition of a historical resource is a significant adverse change that cannot be mitigated to a less-than-significant level. These proposed mitigation options, therefore, will be discussed and refined by the project applicant and the Community Development Department.

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## Planning Commission Vice Chair Jerry Pentin

**Comment:** Emphasizes that photographs of historic resources are archived and used for research.

**Response:** As noted by the commenter, the HABS, HAER, and HALS are programs of the National Park Service aimed at creating a detailed record of historical buildings and structures. HABS/HAER recordation includes architectural drawings, large format photography in accordance with HABS/HAER specifications, historical research, and written reports in both short format and outline format.

HABS/HAER all require documentation to be done on large format, black and white film. Digital capture does not meet the requirements no matter how much resolution. Many other documentation and mitigation parameters for environmental or historic preservation like CEQA, NEPA and Section 106 are based upon HABS standards and as such, they must also be recorded on archival, large format film to comply with the intent of the mitigation/recordation and meet the Secretary of the Interior's Standards for Architectural and Engineering Documentation.

## Dana Schlegel

**Comment:** Stated that many needs of the City are being considered and met by the Draft Housing Element. Noted that there is a lack of K-12 facilities for developmentally disabled students, such as autistic children. Asked that land be set aside for this, and school should be proactively built. Requested to know why schools are not being proactively built.

**Response:** The comment does not address the adequacy of the Draft SEIR, but rather the merits of the proposed Housing Element related to academic facilities for the developmentally disabled. The concern is noted.

Further, while the City can encourage these types of facilities, it cannot place requirements on future development other than the payment of statutory fees, as school facilities are the exclusive responsibility of the school district.

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## Rebecca Walker

**Comment:** Stated that she is a resident on Site 20 at Sycamore Road and Sunol Boulevard. Noted that she would need to relocate if the site was developed in the future. Requested that bus service be extended to Site 20 to accommodate future residents.

**Response:** The comment does not address the adequacy of the SEIR, but rather a concern of the site selection of the proposed Housing Element. As stated on page 3-9 of the Draft SEIR, the Housing Element identifies potential sites suitable for redesignation and/or rezoning. It does not, in itself, propose a residential project on the site.

Further, as noted on page 3-13 of the Draft SEIR, not all the sites will be selected to be rezoned, but are presented to give the City flexibility in the selection process. If a site were to be rezoned, a property owner would need to present a development application to the Community Development Department for multi-family housing.

Transit service is discussed on pages 4.N-22 through 4.N-23 of the Draft SEIR. As noted in the Draft SEIR, both the proposed Housing Element and the Climate Action Plan include policies to encourage transportation mode alternatives including transit. Further, the General Plan policies also provide direction for working with transit agencies to reroute and increase service when needs are warranted. Specifically, General Plan Policy 13 of the Circulation Element calls for “phased transit improvements to meet the demand for existing and future development.”

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## **Monica Needcha, Pleasanton Garbage Service**

**Comment:** The comment stated Pleasanton Garbage Service's support of the Climate Action Plan. Further, the comment noted that Pleasanton Garbage Service is doing its part to reduce greenhouse gas emissions.

**Response:** The comment expresses support of the proposed Climate Action Plan. The comment is noted. The City acknowledges the efforts of the Pleasanton Garbage Service in their work to reduce greenhouse gas emissions.

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## **Planning Commission Chair Kathy Narum**

**Comment:** Requested to know why Site 7 was not included in the Transit Oriented Alternative as it is adjacent to I-680. Prior direction was clear to include Site 7 as part of the sites for review for an alternative of this type.

**Response:** As described on page 5-7 of the Draft SEIR and in response to comments 2-4 to 2-7 of the Final SEIR on page 4-9 of the Final SEIR, the Transit Oriented Alternative sites were selected based on their location along a transit service corridor, specifically BART, ACT and Bus Route 10. Site 7 is not considered a transit oriented site as transit service used in the criterion for the site selection is not currently provided in the vicinity of the site. Site 7 is included in other alternative scenarios.

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# CHAPTER 6

## Mitigation Monitoring and Reporting Program

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### A. Introduction

When approving projects with Environmental Impact Reports (EIRs) that identify significant impacts, the California Environmental Quality Act (CEQA) requires public agencies to adopt monitoring and reporting programs or conditions of project approval to mitigate or avoid the identified significant effects (Public Resources Code Section 21081.6(a)(1)). A public agency adopting measures to mitigate or avoid the significant impacts of a proposed project is required to ensure that the measures are fully enforceable, through permit conditions, agreements, or other means (Public Resources Code Section 21081.6(b)). The mitigation measures required by a public agency to reduce or avoid significant project impacts not incorporated into the design or program for the project may be made conditions of project approval as set forth in a Mitigation Monitoring and Reporting Program (MMRP). The program must be designed to ensure project compliance with mitigation measures during project implementation.

The MMRP includes the mitigation measures identified in the SEIR required to address the significant impacts associated with the proposed project. The required mitigation measures are summarized in this program; the full text of the impact analysis and mitigation measures is presented in the Draft SEIR in Chapter 2, Summary, except as revised in this Final SEIR. The mitigation revisions in the Final SEIR include revisions to Mitigation Measures 4.B-4 (page 2-3 of the Final SEIR), 4.C-1d (page 2-4 of the Final SEIR), 4.D.1a (page 2-5 of the Final SEIR), 4.D-1b (page 2-5 of the Final SEIR), 4.J-5a (page 2-5 of the Final SEIR), 4.J-5c (page 2-6 of the Final SEIR), 4.J-7 (pages 2-6 and 2-12 of the Final SEIR), 4.J-9 (page 2-6 of the Final SEIR), 4.L-2 (page 2-7 of the Final SEIR), and 4.N-7 (page 2-10 of the Final SEIR)

### B. Format

The MMRP is organized in a table format (see **Table 6-1**), keyed to each significant impact and each SEIR mitigation measure. Only mitigation measures adopted to address significant impacts are included in this program. Each mitigation measure is set out in full, followed by a tabular summary of monitoring requirements. The column headings in the tables are defined as follows:

- **Mitigation Measures adopted as Conditions of Approval:** This column presents the mitigation measure identified in the SEIR.

- **Site(s) Affected:** The mitigation measures are, in some cases, site specific. This column identifies which of the potential sites for rezoning would need to adhere to the mitigation measure.
- **Implementation Procedures:** This column identifies the procedures associated with implementation of the migration measure.
- **Monitoring Responsibility:** This column contains an assignment of responsibility for the monitoring and reporting tasks.
- **Monitoring and Reporting Action:** This column refers the outcome from implementing the mitigation measure.
- **Mitigation Schedule:** The general schedule for conducting each mitigation task, identifying where appropriate both the timing and the frequency of the action.
- **Verification of Compliance:** This column may be used by the lead agency to document the person who verified the implementation of the mitigation measure and the date on which this verification occurred.

## C. Enforcement

If the project is approved, the MMRP would be incorporated as a condition of such approval. Therefore, all mitigation measures for significant impacts must be carried out in order to fulfill the requirements of approval. A number of the mitigation measures would be implemented during the course of the development review process. These measures would be checked on plans, in reports, and in the field prior to construction. Most of the remaining mitigation measures would be implemented during the construction or project implementation phase.

**TABLE 6-1  
MITIGATION MONITORING AND REPORTING PROGRAM**

<b>Mitigation Measures</b>	<b>Site(s) Affected</b>	<b>Implementation Procedures</b>	<b>Monitoring Responsibility</b>	<b>Monitoring and Reporting Action</b>	<b>Monitoring Schedule</b>	<b>Verification of Compliance</b>
<b>A. Aesthetics</b>						
<b>Mitigation Measure 4.A-1:</b> The City shall require that site plans for the proposed Site 7 residential development to incorporate view corridors through the site which maintain views of the ridgelines to the west from Valley Avenue.	7	Project applicant will prepare PUD plans that adhere to all specifications in this measure.	City of Pleasanton City Council	Verify inclusion of view corridors from Valley Avenue across site to the ridgelines to the west on the site plans.	Prior to PUD approval.	<i>Verified by:</i>  <i>Date:</i>
<b>B. Air Quality</b>						
<b>Mitigation Measure 4.B-1:</b> Prior to the issuance of a grading or building permit, whichever is sooner, the project applicant for a potential site for rezoning shall submit an air quality construction plan detailing the proposed air quality construction measures related to the project such as construction phasing, construction equipment, and dust control measures, and such plan shall be approved by the Director of Community Development. Air quality construction measures shall include Basic Construction Mitigation Measures (BAAQMD, May 2011) and, where construction-related emissions would exceed the applicable thresholds, Additional Construction Mitigation Measures (BAAQMD, May 2011) shall be instituted. The air quality construction plan shall be included on all grading, utility, building, landscaping, and improvement plans during all phases of construction, access roads, parking areas and staging areas at construction sites.	All	Project applicant shall hire an air quality consultant approved by the City of Pleasanton who will prepare a Construction Air Pollutant Control Plan that adheres to all specifications in this measure and will verify in writing that the plan adheres to all of BAAQMD's air quality guidance which is applicable to the project.	Community Development Department	Approve air quality consultant selection. Review verification from air quality consultant. Verify inclusion of dust control measures in applicable construction plans and specifications; field inspections during construction.	Prior to issuance of grading or building permit, whichever is sooner; inspect during construction.	<i>Verified by:</i>  <i>Date:</i>
<b>Mitigation Measure 4.B-4:</b> Reduce Exposure to TACs. On project sites where screening thresholds are exceeded, the following measures shall be implemented for development on all the potential sites for rezoning to reduce exposure to TACs and improve indoor and outdoor air quality:  Indoor Air Quality - In accordance with the recommendations of BAAQMD, appropriate measures shall be incorporated into building design in order to reduce the potential health risk due to exposure of sensitive receptors to TACs.  Project applicants shall retain a qualified air quality consultant to prepare a health risk assessment (HRA) in accordance with the BAAQMD requirements to determine the exposure of project residents/occupants/users to air pollutants prior to PUD approval. The HRA shall be submitted to the Community	All	Project applicant will hire a qualified air quality consult to prepare a HRA.  Project applicant will prepare plans that adhere to all specifications in this measure.	Community Development Department	Community Development Dept - Review and approve TAC reduction measures. Community Development Department - Review and approve selection of air quality consultant. Verify inclusion of the approved TAC reduction measures in the construction plans. Verify implementation prior to occupancy.	Community Development Department - Approve consultant selection prior to PUD approval. Verify inclusion of approved measures prior to the issuance of building permits. Inspect site during construction to ensure	<i>Verified by:</i>  <i>Date:</i>

**TABLE 6-1 (Continued)  
MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation Measures	Site(s) Affected	Implementation Procedures	Monitoring Responsibility	Monitoring and Reporting Action	Monitoring Schedule	Verification of Compliance
Development Department for review and approval. The applicant shall implement the approved HRA mitigation measure recommendations, if any, in order to reduce exposure to TACs below BAAQMDs threshold of significance at the time of project approval. Housing units shall not be sited in any incompatible areas, such as if the HRA finds TAC exposure that cannot be reduced to less than significant, or if required mitigation cannot be feasibly implemented.					compliance with project construction plans.  City Council - Prior to PUD approval.	
Outdoor Air Quality - To the maximum extent practicable, individual and common exterior open space, including playgrounds, patios, and decks, shall either be shielded from the source of air pollution by buildings or otherwise buffered to further reduce air pollution for project occupants.						
<b>Mitigation Measure 4.B-5:</b> If odor complaints associated with the solid waste transfer station operations are received from future residences of the potential sites for rezoning (Sites 6, 8, 11, and 14), the City shall work with the transfer station owner(s) and operator(s) to ensure that odors are minimized appropriately.	6, 8, 11, 14	If odor complaints received from sites 6, 8, 11 or 14, the City will work with the transfer station owner(s) and operator(s) to reduce odors appropriately.	Community Development Department	Track odor complaints.  If applicable, coordinate with the owner(s) and operator(s) to reduce odors.	Ongoing until transfer station is relocated.	<i>Verified by:</i>  <i>Date:</i>
<b>C. Biological Resources</b>						
<b>Mitigation Measure 4.C-1a: Pre-construction Breeding Bird Surveys.</b> The City shall ensure that prior to development of all potential sites for rezoning (Sites 1-4, 6-11, 13, 14, and 16-21) and each phase of project activities that have the potential to result in impacts on breeding birds, the project applicant shall take the following steps to avoid direct losses of nests, eggs, and nestlings and indirect impacts to avian breeding success:  <ul style="list-style-type: none"> <li>• If grading or construction activities occur only during the non-breeding season, between August 31 and February 1, no surveys will be required.</li> <li>• Pruning and removal of trees and other vegetation, including grading of grasslands, should occur whenever feasible, outside the breeding season (February 1 through August 31).</li> <li>• During the breeding bird season (February 1 through August 31) a qualified biologist will survey activity sites for nesting raptors and passerine birds not more than 14 days prior to</li> </ul>	1-4, 6-11,13,14, 16-21	The project applicant will prepare construction plans that incorporate pre-construction surveys and buffer zones. If required, avoidance procedures will be implemented.  The project applicant will hire a qualified biologist and the project applicant its contractor(s) shall engage the qualified biologist to conduct pre-construction surveys as described.	Community Development Department	Review and approve a qualified biologist.  Review pre-construction survey reports.  If active nests are found, inspect construction site to confirm buffer zones.	No more than 14 days before start or restart of construction during the months of February to August.	<i>Verified by:</i>  <i>Date:</i>

**TABLE 6-1 (Continued)  
MITIGATION MONITORING AND REPORTING PROGRAM**

<b>Mitigation Measures</b>	<b>Site(s) Affected</b>	<b>Implementation Procedures</b>	<b>Monitoring Responsibility</b>	<b>Monitoring and Reporting Action</b>	<b>Monitoring Schedule</b>	<b>Verification of Compliance</b>
<p>A qualified biologist<sup>1</sup> shall conduct a combined Phase I and Phase II burrowing owl habitat assessment and burrow survey according to accepted guidelines developed by the Burrowing Owl Consortium and accepted by CDFG. If suitable habitat, i.e. grasslands with short cover and burrows of a size usable by owls and/or owl sign, is not present at a site then the qualified biologist shall prepare a written report to be submitted to CDFG stating the reasons why the site is not considered to be burrowing owl habitat and no further surveys or mitigation are necessary.</p> <ul style="list-style-type: none"> <li>• If the Phase I and II surveys find that suitable habitat and burrows are present at a site the qualified biologist will conduct Phase III surveys to determine presence or absence of burrowing owls. A minimum of four surveys will be conducted during the breeding season (April 15 to July 15). If owls are not observed then a minimum of four surveys will be conducted during the wintering season. If owls are not observed during either Phase III survey then no further mitigation is generally required, although CDFG may require pre-construction surveys. In either case a Phase IV survey report shall be prepared and submitted to CDFG.</li> <li>• If required, pre-construction surveys for burrowing owl shall be conducted as follows:             <ul style="list-style-type: none"> <li>○ A qualified biologist shall conduct a pre-construction survey for burrowing owl if construction occurs during the breeding season (February 1 through August 31). Surveyors shall walk transects no more than 100 feet apart to attain 100 percent visual coverage of all grassland habitats within the project site. Where possible, agricultural or grassland habitats within 300 feet of the project site shall also be surveyed. If owls are not detected during this survey, project work can move forward as proposed.</li> <li>○ If owls are detected during this survey, no project activities shall occur within 250 feet of occupied burrows until the breeding season is over, unless owls have not begun laying eggs or juveniles are capable of independent survival.</li> </ul> </li> </ul>		<p>The project applicant will hire a qualified biologist and the project applicant shall engage the qualified biologist to conduct pre-construction survey(s) for burrowing owls as necessary.</p>		<p>review and approval of the construction plan that includes owl avoidance and inspect construction site to confirm buffer zones.</p>	<p>sooner.</p> <p>Field inspections prior to and during construction. Confirm buffer zones if active burrows found.</p>	

<sup>1</sup> A qualified biologist shall have at least a bachelor's degree in a field related to wildlife ecology and shall be familiar with life history and habitats of target species for any pre-construction surveys.

**TABLE 6-1 (Continued)  
MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation Measures	Site(s) Affected	Implementation Procedures	Monitoring Responsibility	Monitoring and Reporting Action	Monitoring Schedule	Verification of Compliance
<ul style="list-style-type: none"> <li>o If project activities will occur during the non-breeding season (September 1 through January 31), a second pre-construction survey shall be conducted for burrowing owl to document wintering owls that have migrated to the project site, as well as breeding owls that may have left the project site. If owls are not detected during this survey, project work can move forward as proposed.</li> <li>o If occupied burrows are detected during this survey and can be avoided, project activities shall not occur within 160 feet of occupied burrows.</li> <li>o If occupied burrows cannot be avoided, one-way doors shall be installed to passively relocate burrowing owls away from active work areas. Two natural burrows or one artificial burrow shall be provided in adjacent grassland habitat for each one-way door installed in an active burrow. One-way doors shall remain in place for 48 hours. The project site shall be monitored daily for up to one week to ensure owls have moved to replacement burrows.</li> <li>o Once unoccupied, burrows shall be excavated by hand and backfilled to prevent owl occupation. When feasible, other unoccupied burrows in ground disturbance area should also be excavated by hand and backfilled. Depending on the California red-legged frog and California tiger salamander Habitat Assessment results the project site may require a pre-construction survey for these species as well before burrows can be collapsed.</li> </ul>						
<p><b>Mitigation Measure 4.C-1d: Compensatory mitigation for annual grassland habitat providing potentially suitable habitat for burrowing owl.</b> Annual grasslands at Sites 18 and 20 may provide foraging, nesting, or wintering habitat for burrowing owl. If burrowing owls are found to be absent through the surveys prescribed above, then consistent with standard CDFG mitigations standards and ratios, annual grassland habitat at Sites 18 and 20 shall be compensated for at a ratio of 1:1. If burrowing owls are found to be occupying Sites 18 or 20, then compensatory mitigation shall be required at a ratio of 3:1, acres replaced to acres lost. The project applicant may fulfill this obligation by purchasing annual grassland property suitable for, or occupied by, burrowing owl. Such land shall be protected in perpetuity through an endowed conservation easement. Alternatively, the project applicant may purchase credits in an</p>	<p>18, 20</p>	<p>The project applicant will compensate for lost burrowing owl habit as described in this measure and provide verification that compensation as described in the measure has occurred.</p>	<p>Community Development Department</p>	<p>Review verification.</p>	<p>Prior to issuance of grading or building permit, whichever is sooner.</p>	<p><i>Verified by:</i>  <i>Date:</i></p>

**TABLE 6-1 (Continued)  
MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation Measures	Site(s) Affected	Implementation Procedures	Monitoring Responsibility	Monitoring and Reporting Action	Monitoring Schedule	Verification of Compliance
<p>any ground-disturbing activity or vegetation removal. Surveys will include all line-of-sight trees within 500 feet (for raptors) and all vegetation (including bare ground) within 250 feet for all other species.</p> <ul style="list-style-type: none"> <li>Based on the results of the surveys, avoidance procedures will be adopted, if necessary, on a case-by-case basis. These may include construction buffer areas (up to several hundred feet in the case of raptors) or seasonal avoidance.</li> <li>Bird nests initiated during construction are presumed to be unaffected, and no buffer would necessary except to avoid direct destruction of a nest or mortality of nestlings.</li> <li>If preconstruction surveys indicate that nests are inactive or potential habitat is unoccupied during the construction period, no further mitigation is required. Trees and shrubs that have been determined to be unoccupied by nesting or other special-status birds may be pruned or removed.</li> </ul>						
<p><b>Mitigation Measure 4.C-1b: Pre-Construction Bat Surveys.</b> Conditions of approval for building and grading permits issued for demolition and construction on Sites 6, 8, 9, 10, 13, 20, and 21 shall include a requirement for pre-construction special-status bat surveys when large trees are to be removed or underutilized or vacant buildings are to be demolished. If active day or night roosts are found, the bat biologist shall take actions to make such roosts unsuitable habitat prior to tree removal or building demolition. A no-disturbance buffer of 100 feet shall be created around active bat roosts being used for maternity or hibernation purposes. Bat roosts initiated during construction are presumed to be unaffected, and no buffer would necessary.</p>	<p>6, 8, 9, 10, 13, 20, 21</p>	<p>Include condition of approval.</p> <p>If large trees are to be removed or if vacant buildings are to be demolished, project applicant will hire a qualified biologist and identify measures in the construction plan(s) to reduce impacts to bats and their roosts consistent with this measure.</p>	<p>City of Pleasanton City Council</p> <p>Community Development Department</p>	<p>City of Pleasanton City Council – Include condition.</p> <p>Community Development Department - Verify inclusion of condition on construction plans. If large trees are to be removed or if vacant buildings are to be demolished, review and approve qualified biologist and construction plan that includes bat avoidance. Inspect if buffer required.</p>	<p>City Council - Prior to PUD approval.</p> <p>Community Development Department - Prior to issuance of grading or building permit, whichever is sooner.</p> <p>Inspect site during construction to ensure compliance with project construction plans.</p>	<p><i>Verified by:</i></p> <p><i>Date:</i></p>
<p><b>Mitigation Measure 4.C-1c: Burrowing Owl Surveys.</b> Conditions of approval for building and grading permits at Site 18 and Site 20 shall require the project applicant to implement the following measures prior to construction initiation.</p>	<p>18, 20</p>	<p>Project applicant will implement measure prior to and during construction as required.</p>	<p>Community Development Department</p>	<p>Review and approve qualified biologist.</p> <p>Verify survey(s) conducted. If suitable habitat present,</p>	<p>Prior to issuance of grading or building permit, whichever is</p>	<p><i>Verified by:</i></p> <p><i>Date:</i></p>

**TABLE 6-1 (Continued)  
MITIGATION MONITORING AND REPORTING PROGRAM**

<b>Mitigation Measures</b>	<b>Site(s) Affected</b>	<b>Implementation Procedures</b>	<b>Monitoring Responsibility</b>	<b>Monitoring and Reporting Action</b>	<b>Monitoring Schedule</b>	<b>Verification of Compliance</b>
approved mitigation bank for burrowing owl.						
<b>Mitigation Measure 4.C-2:</b> Consistent with the Alameda County Watercourse Protection Ordinance, no new grading or development at Sites 6, 8, 9, 10, 13, 20, or 21 shall be allowed within 20 feet of the edge of riparian vegetation or top of bank, whichever is further from the creek centerline, as delineated by a qualified, City-approved biologist.	6, 8, 9, 10, 13, 20, 21	Project applicant will hire a biologist as described and will design and construct project as described.	Community Development Department	Review and approval of biologist. Review and approval of the construction plan.  Inspect site during construction to ensure compliance with project construction plans.	Prior to issuance of grading and building permit.  Field inspections during construction.	<i>Verified by:</i>  <i>Date:</i>
<b>D. Cultural Resources</b>						
<b>Mitigation Measure 4.D-1a:</b> On Sites 6 and 21, prior to PUD approval or demolition, whichever occurs first, the project applicant shall have a historic resource evaluation conducted for the ice house, farmhouse and associated structures on Site 6 and for the residence on Site 21 as applicable. If it is determined that a structure is historic, Mitigation Measure 4.D-1b will be required. If the structure is not found to be historic, based on policies and local criteria s may be adopted by the City of Pleasanton, demolition of the structure will be considered a less than significant impact.	6, 21	Project applicant will hire a qualified architectural historian to conduct an evaluation.	Community Development Department	Review and approval of the historian and the historic evaluation.	Prior to PUD approval or demolition, whichever occurs first.	<i>Verified by:</i>  <i>Date:</i>
<b>Mitigation Measure 4.D-1b:</b> If the historic resources evaluation determines that Sites 6 or 21 contains a historic resource, based on policies and local criteria s may be adopted by the City of Pleasanton, prior to demolition, the structure shall be documented according to Historic American Building Survey (HABS) standards. These standards include large format black and white photographs, an historical narrative describing the architectural and historical characteristics of the building, and measured drawings (or reproduced existing drawings if available). The HABS documentation shall be archived at the City of Pleasanton Planning Department and the City of Pleasanton Public Library.	6, 21	If the historic resources evaluation in mitigation measure 4.D-1a determines the site contains a historic resource, the project applicant will hire a qualified architectural historian to prepare documentation according to HABS standards, and file documentation with the State Historic Preservation Officer, the HABS/HAER collections in the Library of Congress, the University of California at Berkeley Bancroft Library, the City of Pleasanton Library, the City of Pleasanton Planning Division, and provide written verification that the documentation has been	Community Development Department	Review and approval of the historian. Review of written verification that required documentation submitted.	Prior to demolition.	<i>Verified by:</i>  <i>Date:</i>

**TABLE 6-1 (Continued)  
MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation Measures	Site(s) Affected	Implementation Procedures	Monitoring Responsibility	Monitoring and Reporting Action	Monitoring Schedule	Verification of Compliance
<p><b>Mitigation Measure 4.D-2:</b> Prior to the issuance of grading permits for development on the potential sites for rezoning that have not been previously developed or have only experienced minimal disturbance, Sites 6, 7, 8, and 18, the applicant shall submit to the City an archaeological mitigation program that has been prepared by a licensed archaeologist with input from a Native American Representative. The applicant shall implement the requirements and measures of this program, which will include, but not be limited to:</p> <ul style="list-style-type: none"> <li>• Submission of periodic status reports to the City of Pleasanton and the NAHC.</li> <li>• Submission of a final report, matching the format of the final report submitted for CA-Ala-613/H, dated March 2005, to the City and the NAHC.</li> <li>• A qualified archaeologist and the Native American Representative designated by the NAHC will be present on site during the grading and trenching for the foundations, utility services, or other on-site excavation, in order to determine if any bone, shell, or artifacts are uncovered. If human remains are uncovered, the applicant will implement Mitigation Measure 4.D-4, below.</li> </ul>	<p>6, 7, 8, 18</p>	<p>Project applicant will hire a qualified archeologist to prepare an archaeological mitigation program as described.</p>	<p>Community Development Department</p>	<p>Review and approval of archaeologist. Review and approval of the construction plan that includes archaeological mitigation.</p> <p>Inspect site during construction.</p>	<p>Prior to issuance of grading permit.</p> <p>Field inspections during construction.</p>	<p><i>Verified by:</i></p> <p><i>Date:</i></p>
<p><b>Mitigation Measure 4.D-3:</b> In the event that paleontological resources are encountered during the course of development, all construction activity must temporarily cease in the affected area(s) until the uncovered fossils are properly assessed by a qualified paleontologist and subsequent recommendations for appropriate documentation and conservation are evaluated by the Lead Agency. Excavation or disturbance may continue in other areas of the site that are not reasonably suspected to overlie adjacent or additional paleontological resources.</p>	<p>All</p>	<p>Project applicant will train workers and monitor their activities.</p> <p>Project applicant will halt work and hire a paleontologist if materials are discovered.</p> <p>Paleontologist will conduct independent review and prepare treatment plan, if necessary, and file any required reports with the appropriate State agencies.</p> <p>Project applicant will implement treatment plan.</p>	<p>Community Development Department</p>	<p>If resources are encountered, verify work is suspended as required, review and approve paleontologist and paleontologist's recommendations.</p> <p>Inspect site during construction to ensure compliance with project construction plans.</p>	<p>During construction.</p>	<p><i>Verified by:</i></p> <p><i>Date:</i></p>
<p><b>Mitigation Measure 4.D-4:</b> In the event that human remains are discovered during grading and construction of development</p>	<p>All</p>	<p>The project applicant will train workers and monitor</p>	<p>Community Development</p>	<p>Verify mitigation measure on all construction</p>	<p>Prior to issuance of a grading and</p>	<p><i>Verified by:</i></p>

**TABLE 6-1 (Continued)  
MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation Measures	Site(s) Affected	Implementation Procedures	Monitoring Responsibility	Monitoring and Reporting Action	Monitoring Schedule	Verification of Compliance
<p>facilities by the Housing Element, work shall stop immediately. There shall be no disposition of such human remains, other than in accordance with the procedures and requirements set forth in California Health and Safety Code Section 7050.5 and Public Resources Section 5097.98. These code provisions require notification of the County Coroner and the Native American Heritage Commission, who in turn must notify the persons believed to be most likely descended from the deceased Native American for appropriate disposition of the remains.</p>		<p>their activities.</p> <p>The project applicant will halt work and notify the County Coroner, if necessary. If appropriate, Coroner shall notify NAHC. NAHC shall notify Most Likely Descendant.</p> <p>This measure will be printed on all construction documents, contracts, and project plans.</p>	<p>Department for verification.</p>	<p>drawings.</p> <p>Inspect site during construction to ensure compliance with project construction plans.</p>	<p>building permit - Verify mitigation on construction drawings.</p> <p>Field inspections during construction.</p>	<p>Date:</p>
<b>G. Hazards and Hazardous Materials</b>						
<p><b>Mitigation Measure 4.G-2:</b> The City shall ensure that each project applicant retain a qualified environmental consulting firm to prepare a Phase I environmental site assessment in accordance with ASTM E1527-05 which would ensure that the City is aware of any hazardous materials on the site and can require the right course of action. The Phase I shall determine the presence of recognized environmental conditions and provide recommendations for further investigation, if applicable. Prior to receiving a building or grading permit, project applicant shall provide documentation from overseeing agency (e.g., ACEH or RWQCB) that sites with identified contamination have been remediated to levels where no threat to human health or the environment remains for the proposed uses.</p>	<p>All</p>	<p>Project applicant will prepare a Phase I environmental assessment to ensure which adheres to all specifications in this measure.</p> <p>If the Phase 1 determines that further investigation and remediation is needed, the project applicant will provide verification from overseeing agency that sites with identified contamination have been remediated to levels where no threat to human health or the environment remains for the proposed uses.</p>	<p>Community Development Department</p>	<p>Review of Phase 1 and if remediation is required, review verification.</p>	<p>Prior to issuance of construction and grading permit(s), whichever is sooner.</p>	<p>Verified by:</p> <p>Date:</p>
<p><b>Mitigation Measure 4.G-5:</b></p> <p>a. Prior to PUD approval for Sites 11 (Kiewit), 14 (Legacy Partners), 6 (Irby-Kaplan-Zia), 8 (Auf de Maur/Richenback), 10 (CarrAmerica), 16 (Vintage Hills Shopping Center), 17 (Axis Community Health), and 21 (4202 Stanley): 1) the project applicant shall submit information to the Director of Community Development demonstrating compliance with the ALUPP, as applicable, including its height guidance; and 2) the Director of Community Development shall forward this information and the proposed PUD development plans to the ALUC for review.</p>	<p>a. 6, 8, 10, 11, 14, 16, 17, 21</p> <p>b. 11 and 14</p> <p>c. All</p>	<p>Project applicant will submit information which demonstrates compliance with ALUPP.</p> <p>Forward information to ALUC as described.</p> <p>Include conditions as described.</p>	<p>Community Development Department – verification and forwarding of information</p> <p>Include condition – City of Pleasanton City Council.</p>	<p>Verify information submitted. Forward information to ALUC.</p>	<p>Verify and forward prior to PUD approval or use permit approval as applicable. Require condition when PUD is reviewed.</p>	<p>Verified by:</p> <p>Date:</p>

**TABLE 6-1 (Continued)  
MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation Measures	Site(s) Affected	Implementation Procedures	Monitoring Responsibility	Monitoring and Reporting Action	Monitoring Schedule	Verification of Compliance
<p>b. Prior to any use permit approval for Sites 11 (Kiewit), and 14 (Legacy Partners): the project applicant shall submit information to the Director of Community Development demonstrating compliance with the ALUPP, as applicable; and 2) the Director of Community Development shall forward this information and the proposed use permit to the ALUC for review.</p> <p>c. The following condition shall be included in any PUD development approval for all the potential sites for rezoning: Prior to the issuance of a grading permit or building permit, whichever is sooner, the project applicant shall submit verification from the FAA, or other verification to the satisfaction of the City Engineer or Chief Building Official, of compliance with the FAA Part 77 (Form 7460 review) review for construction on the project site.</p>						
<b>J. Noise</b>						
<p><b>Mitigation Measure 4.J-1:</b> In addition to requiring that all project developers comply with the applicable construction noise exposure criteria established within the City's Municipal Code 9.04.100, the City shall require developers on the potential sites for rezoning to implement construction best management practices to reduce construction noise, including:</p> <p>a. Locate stationary construction equipment as far from adjacent occupied buildings as possible.</p> <p>b. Select routes for movement of construction-related vehicles and equipment so that noise-sensitive areas, including residences, and outdoor recreation areas, are avoided as much as possible. Include these routes in materials submitted to the City of Pleasanton for approval prior to the issuance of building permits.</p> <p>c. All site improvements and construction activities shall be limited to the hours of 8:00 a.m. to 5:00 p.m., Monday through Saturday. In addition, no construction shall be allowed on State and federal holidays. If complaints are received regarding the Saturday construction hours, the Community Development Director may modify or revoke the Saturday construction hours. The Community Development Director may allow earlier "start-times" for specific construction activities (e.g., concrete-foundation/floor pouring), if it can be demonstrated to the satisfaction of the Community Development Director that the construction and construction traffic noise will not affect nearby residents.</p>	All	The project applicant will incorporate the specifications of this measure into project specifications and grading and construction plans.	Community Development Department	<p>Review and approve project specifications and grading and construction plans for inclusion of specifications in this measure.</p> <p>Inspect site during construction to ensure compliance with project construction plans.</p>	<p>Prior to issuance of building and grading permit(s).</p> <p>Field inspections during construction.</p>	<p><i>Verified by:</i></p> <p><i>Date</i></p>

**TABLE 6-1 (Continued)  
MITIGATION MONITORING AND REPORTING PROGRAM**

<b>Mitigation Measures</b>	<b>Site(s) Affected</b>	<b>Implementation Procedures</b>	<b>Monitoring Responsibility</b>	<b>Monitoring and Reporting Action</b>	<b>Monitoring Schedule</b>	<b>Verification of Compliance</b>
<p>d. All construction equipment must meet DMV noise standards and shall be equipped with muffling devices.</p> <p>e. Designate a noise disturbance coordinator who will be responsible for responding to complaints about noise during construction. The telephone number of the noise disturbance coordinator shall be conspicuously posted at the construction site and shall be provided to the City of Pleasanton. Copies of the construction schedule shall also be posted at nearby noise-sensitive areas.</p>						
<p><b>Mitigation Measure 4.J-2:</b> The City shall require developers on the potential sites for rezoning to conduct a vibration study which will estimate vibration levels at neighboring sensitive uses, and if required, provide mitigation efforts needed to satisfy the applicable construction vibration level limit established in Table 4.J-4. It is expected that vibration mitigation for all project sites will be reasonable and feasible.</p>	All	<p>Project applicant will prepare a vibration study that adheres to all specifications of this measure.</p> <p>If vibration thresholds are exceeded, reasonable and feasible mitigation will be required to reduce below threshold.</p>	Community Development Department	<p>Review and approve engineer to perform study. Review and approve vibration study.</p> <p>Inspect site during construction to ensure compliance with project construction plans.</p>	<p>Prior to approval of building permits and any pile driving.</p> <p>Field inspections during construction.</p>	<p><i>Verified by:</i></p> <p><i>Date:</i></p>
<p><b>Mitigation Measure 4.J-3:</b> The City shall require project applicants (Sites 8, 11, 14, 18, and 21) to conduct site-specific acoustical assessments to determine train-related noise exposure, impact, and mitigation. Recommendations in the acoustical assessment shall be sufficient to satisfy the applicable City of Pleasanton 70 dB Ldn and 50/55 dB Lmax exterior and interior noise exposure criteria, respectively, using appropriate housing site design and building construction improvements.</p>	8, 11, 14, 18, 21	<p>Project applicant will prepare an acoustical assessment that adheres to all specifications of this measure.</p> <p>If noise thresholds are exceeded, reasonable and feasible mitigation will be required to reduce levels to City standards.</p>	<p>Community Development Department</p> <p>City of Pleasanton City Council</p>	<p>Community Development Department - Review and approve acoustical consultant. Review and approve acoustical assessment and interior measures. Verify approved measures on construction plans. Inspect site during construction to ensure compliance with project construction plans.</p> <p>City of Pleasanton City Council - Review and approve exterior mitigations.</p>	<p>City Council - Prior to PUD approval.</p> <p>Community Development Department-Prior to PUD approval for approval of consultant and review of exterior acoustical assessment.</p> <p>Prior to approval of building permits for interior assessment and approval, and verification that approved measures on</p>	<p><i>Verified by:</i></p> <p><i>Date:</i></p>

**TABLE 6-1 (Continued)  
MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation Measures	Site(s) Affected	Implementation Procedures	Monitoring Responsibility	Monitoring and Reporting Action	Monitoring Schedule	Verification of Compliance
					construction plans.  Field inspections during construction.	
<p><b>Mitigation Measure 4.J-5a:</b> Prior to PUD approval, if a potential site for rezoning would add traffic noise in excess of 55 dBA as described in Table 4.J-6, the project applicant shall conduct an off-site noise study to determine the project’s contribution to off-site roadway noise and contribute its fair-share to mitigate the established noise impact.</p>	All	<p>Project applicant will prepare an acoustical assessment that adheres to all specifications of this measure.</p> <p>Project applicant will contribute fair-share to mitigate identified noise impacts.</p>	Community Development Department  City of Pleasanton City Council	<p>Community Development Department - Review and approve acoustical consultant, review and approve acoustical assessment, and collection of payment.</p> <p>City of Pleasanton City Council - Review and approval of concept to reduce noise level (e.g., repaving with noise attenuating pavement) so that fair share contribution can be assessed. Approve contribution amount.</p>	<p>Prior to PUD approval - Approval of consultant, assessment, noise reduction concept, and contribution amount.</p> <p>Prior to approval of building permits - Payment.</p>	<p><i>Verified by:</i></p> <p><i>Date:</i></p>
<p><b>Mitigation Measure 4.J-5b:</b> Any residential or office buildings shall be built to California’s interior-noise insulation standard so that interior traffic noise exposure does not exceed 45 dB Ldn. Before building permits are issued, the project applicant shall be required to submit an acoustical analysis demonstrating that the buildings have been designed to limit interior traffic noise exposure to a level of 45 dB Ldn/CNEL or less.</p>	All	<p>Project applicant will prepare an acoustical assessment that adheres to all specifications of this measure.</p> <p>If noise thresholds are exceeded, reasonable and feasible mitigation will be required to reduce levels to City standards.</p>	Community Development Department	<p>Review and approval acoustical consultant. Review and approve acoustical assessment and design plans.</p> <p>Inspect site during construction to ensure compliance with project construction plans.</p>	<p>Prior to approval of building permits.</p> <p>Field inspections during construction.</p>	<p><i>Verified by:</i></p> <p><i>Date:</i></p>
<p><b>Mitigation Measure 4.J-5c:</b> Any locations of outdoor activity for sensitive uses associated with the project site shall be designed so that the noise exposure from traffic does not exceed 65 dB Ldn at these activity areas. This shall be done thru site</p>	All	<p>Project applicant will prepare an acoustical assessment and prepare site designs that adhere to</p>	Community Development Department	<p>Community Development Department - Review and approve acoustical consultant and assessment.</p>	<p>Community Development Department to approve</p>	<p><i>Verified by:</i></p> <p><i>Date:</i></p>

**TABLE 6-1 (Continued)  
MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation Measures	Site(s) Affected	Implementation Procedures	Monitoring Responsibility	Monitoring and Reporting Action	Monitoring Schedule	Verification of Compliance
<p>orientation (i.e., location of activity areas away from roadways or shielded by project buildings) or with the inclusion of appropriate noise barriers. Prior to PUD approval, the project applicant shall be required to submit an acoustical analysis demonstrating that outdoor activity spaces associated with sensitive uses do not exceed 65 dB Ldn within these spaces.</p>		<p>all specifications of this measure.</p>	<p>City of Pleasanton City Council</p>	<p>Verify inclusion of approved site orientation and/or noise barriers on construction plans. Inspect site during construction to ensure compliance with project construction plans.</p> <p>City Council - Review and approve site orientation and/or noise barriers.</p>	<p>consultant and approve assessment prior to PUD approval. Verify approved site orientation and noise barrier measures on construction plans prior to issuance of a building permit.</p> <p>Inspect site during construction to ensure compliance with project construction plans.</p> <p>City Council - Prior to PUD approval</p>	
<p><b>Mitigation Measure 4.J-6a:</b> For all of the potential sites for rezoning the City shall require site-specific acoustical assessments to determine noise exposure, impact, and mitigation regarding non-transportation sources. Noise exposure shall be mitigated to satisfy the applicable City Code criterion using appropriate housing site design.</p>	<p>All</p>	<p>Project applicant will prepare an acoustical assessment that adheres to all specifications of this measure.</p> <p>If noise thresholds are exceeded, reasonable and feasible mitigation will be required to reduce levels to City standards.</p>	<p>Community Development Department</p>	<p>Review and approve acoustical assessment and design plans.</p> <p>Inspect site during construction to ensure compliance with project construction plans.</p>	<p>Prior to approval of building permits.</p> <p>Field inspections during construction.</p>	<p><i>Verified by:</i></p> <p><i>Date:</i></p>
<p><b>Mitigation Measure 4.J-6b:</b> For Site 14 the City shall require a site-specific acoustical assessment to determine noise from quarrying noise sources. Recommendations in the acoustical assessment shall be sufficient to satisfy the applicable City of Pleasanton 70 dB Ldn and 50/55 dB Lmax exterior and interior noise exposure criteria, respectively.</p>	<p>14</p>	<p>Project applicant will prepare an acoustical assessment that adheres to all specifications of this measure.</p> <p>If noise thresholds are exceeded, reasonable and feasible mitigation will be</p>	<p>Community Development Department</p> <p>City of Pleasanton City Council</p>	<p>Community Development Department - Review and approve acoustical consultant. Review and approve acoustical assessment. Review and approval of interior measures.</p>	<p>Exterior measures prior to PUD approval.</p> <p>Interior measures prior to approval of building permits.</p>	<p><i>Verified by:</i></p> <p><i>Date:</i></p>

**TABLE 6-1 (Continued)  
MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation Measures	Site(s) Affected	Implementation Procedures	Monitoring Responsibility	Monitoring and Reporting Action	Monitoring Schedule	Verification of Compliance
		required to reduce levels to City standards.		City of Pleasanton City Council - Review and approve measures to reduce exterior noise.  Inspect site during construction to ensure compliance with project construction plans.	Field inspections during construction.	
<b>Mitigation Measure 4.J-6c:</b> For all of the potential sites for rezoning, the City shall require a noise disclosures and noise complaint procedures for new residents at the project site. The requirement shall include a) a disclosure of potential noise sources in the project vicinity; b) establish procedures and a contact phone number for a site manager the residents can call to address any noise complaints.	All	Project applicant will disclose potential noise and complaint procedures for future residencies.	Community Development Department	Review and approve noise disclosure materials.	Prior to approval of building permits..	<i>Verified by:</i>  <i>Date:</i>
<b>Mitigation Measure 4.J-7:</b> For residential developments at Sites 9, 11, 13, and 14 or the left-hand pattern of Runway 25L, the City shall require a site-specific acoustical assessments to determine noise exposure, impact, and mitigation regarding aircraft single events. The assessments shall include the collection of aircraft single-event noise level data for no less than 48-hours on or in the vicinity of the given housing areas. If needed, aircraft-related single-event noise exposure shall be mitigated to satisfy the applicable City of Pleasanton Code criteria of 50 dB Lmax (bedrooms) and 55 dB Lmax (other habitable rooms) using acoustically rated construction materials/systems.	11, 14	Project applicant will prepare an acoustical assessment that adheres to all specifications of this measure.  If noise thresholds are exceeded, reasonable and feasible mitigation will be required to reduce levels to City standards.	Community Development Department	Review and approve acoustical consultant. Review and approve acoustical assessment and design plans.  Inspect site during construction to ensure compliance with project construction plans	Prior to approval of building permits.  Field inspections during construction.	<i>Verified by:</i>  <i>Date:</i>
<b>Mitigation Measure 4.J-9:</b> Prior to PUD approval if a potential site for rezoning would add traffic noise in excess of 55 dBA as described in Table 4.J-7, the project applicant shall conduct an off-site noise study to determine the project contribution to off-site roadway noise and contribute its fair-share to mitigate the established noise impact.	All	Project applicant will conduct an off-site noise study to determine project related impacts.  Project applicant will contribute fair-share funds to mitigate established noise impacts.	Community Development Department  City of Pleasanton City Council	Community Development Department - Review and approve acoustical consultant, review and approve acoustical assessment, and collect payment.  City of Pleasanton City Council - Review and approval of concept to reduce noise level (e.g., repaving with noise	Prior to PUD approval - Approval of consultant, assessment, noise reduction concept, and contribution amount.  Prior to approval of building permits - Payment.	<i>Verified by:</i>  <i>Date:</i>

**TABLE 6-1 (Continued)  
MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation Measures	Site(s) Affected	Implementation Procedures	Monitoring Responsibility	Monitoring and Reporting Action	Monitoring Schedule	Verification of Compliance
				attenuating pavement) so that fair share contribution can be assessed. Approve contribution amount.		
<b>L. Public Services and Utilities</b>						
<p><b>Mitigation Measure 4.L-2:</b> Prior to the recordation of a Final Map, the issuance of a grading permit, the issuance of a building permit, or utility extension approval to the site, whichever is sooner, the applicant shall submit written verification from Zone 7 Water Agency or the City of Pleasanton's Utility Planning Division that water is available for the project. To receive the verification, the applicant may need to offset the project's water demand. This approval does not guarantee the availability of sufficient water capacity to serve the project. Development is also subject to General Plan Housing Element Program 9.1 regarding growth management to ensure that residential development is consistent with the City's infrastructure capacity.</p>	All	Project applicant will submit written verification of water availability for the proposed project from Zone 7 or the City of Pleasanton's Utility Planning Division.	Community Development Department	Review verification.	Prior to recordation of a Final Map, approval of building permits, approval of grading permits, or utility extension approval to the site, whichever is sooner.	<p><i>Verified by:</i></p> <p><i>Date:</i></p>
<b>N. Transportation and Traffic</b>						
<p><b>Mitigation Measure 4.N-7:</b> Prior to issuance of building permit(s), the City shall require developers on the potential sites for rezoning to contribute fair-share funds through the payment of the City of Pleasanton and Tri-Valley Regional traffic impact fees to help fund future improvements to local and regional roadways. Development is also subject to General Plan Housing Element Program 9.1 regarding growth management to ensure that residential development is consistent with the City's infrastructure capacity.</p>	All	Project applicant will contribute fair-share funds for traffic impact fees.	Community Development Department	Calculation and receipt of payment.	Prior to issuance of building permits.	<p><i>Verified by:</i></p> <p><i>Date:</i></p>

# Appendix

## A. Traffic

- Land Use Summary Details
- Technical Memo Regarding Site 8

## B. Revised Water Supply Assessment

# Appendix A

Land Use Summary Details

Technical Memorandum Regarding  
Site 8





**MEMORANDUM**

Date: November 17, 2011

To: Lesley Lowe, ESA

From: Kathrin Tellez

**Subject: Response to Comment – Pleasanton Housing Element**

WC11-2835

Fehr & Peers has reviewed the comment letter dated November 11, 2011 from E&S Ring Management Corporation in reference to land use assumptions for the Auf de Maur/Rickenbach parcel (Site 8) site in the City of Pleasanton Housing Element (HE) and accompanying Draft Supplemental Environmental Impact Report (DSEIR). The comment requests clarification on the land use assumptions for the site in the DSEIR, comparison of the trip generating potential for various land use alternatives, and review of the potential impact of their Proposed Project as compared to the land uses evaluated in the DSEIR.

**LAND USE ASSUMPTIONS**

The land use assumptions for the site under the various DSEIR analysis scenarios are summarized in **Table 1**, which reflects the best information available at the time the analysis was prepared. Development of up to 210,000 square feet of commercial development was assumed for the site with buildout of the General Plan. The HE Project proposes to decrease the level of commercial development and include multi-family residential. Two Alternative land use scenarios were also evaluated, which include varying levels of retail and multi-family development. The Project currently being contemplated for the site includes less retail development than analyzed in the DSEIR.

<b>TABLE 1 LAND USE SUMMARY</b>		
<b>Scenario</b>	<b>Commercial</b>	<b>Multi-family Dwelling Units</b>
No Project (Current Zoning)	210,000	--
Housing Element Project	163,000	159
Alternatives 1-3	68,600	345
Alternative 4	163,000	212
Proposed Project	40,000	345

Source: Fehr & Peers, City of Pleasanton, and E&S Ring Management Corporation, 2011.

**TRIP GENERATION**

Project trip generation refers to the process for estimating the amount of vehicular traffic a project would add to the surrounding roadway system. Estimates for trip generation under each land use scenario were developed by using rates and equations contained in the Institute of Transportation Engineers (ITE), *Trip Generation*, (8th Edition). For the purpose of this assessment, the total trip generating potential of each land use scenario was estimated, not accounting for internal trips between different uses on the site or pass-by trips (pass-by trips are trips that are already on the roadway system and might make an interim stop on an already planned trip). The resulting trip generation estimates are summarized in **Table 2** for each of the land use scenarios indicated in Table 1.

<b>TABLE 2 TRIP GENERATION COMPARISONS</b>							
<b>Scenario</b>	<b>Daily</b>	<b>AM Peak Hour</b>			<b>PM Peak Hour</b>		
		<b>In</b>	<b>Out</b>	<b>Total</b>	<b>In</b>	<b>Out</b>	<b>Total</b>
Current Zoning <sup>1</sup>	9,020	128	82	210	384	399	783
Housing Element Project <sup>2</sup>	8,090	115	130	245	358	355	713
Alternatives 1-3 <sup>3</sup>	5,160	77	165	242	255	208	463
Alternative 4 <sup>4</sup>	8,410	121	150	271	378	364	742
Proposed Project <sup>5</sup>	3,930	59	154	213	203	153	356

Notes:

1. 210,000 square feet retail
2. 159 multi-family homes and 163,000 square feet retail
3. 345 multi-family homes and 68,600 square feet retail
4. 212 multi-family homes and 163,000 square feet retail
5. 345 multi-family homes and 40,000 square feet retail

Source: Fehr & Peers, 2011.

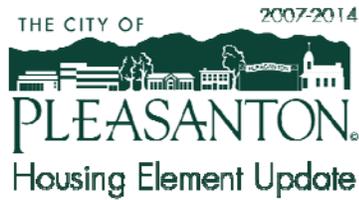
As shown in Table 2, the development level currently contemplated for Site 8 generates less daily and peak hour traffic than the level of development assumed in the analysis of the HE and HE Alternatives. Based on this trip generation assessment and the analysis previously presented in the DSEIR, development of Site 8 with 345 multi-family homes and 40,000 square feet of retail is not expected to result in worse intersection service levels than presented in the DSEIR.

Please contact Kathrin if you have questions or comments.

# Appendix B

## Revised Water Supply Assessment





**DRAFT WATER SUPPLY ASSESSMENT  
HOUSING ELEMENT UPDATE PROJECT  
(UPDATED NOVEMBER 2011)**

As the public water supplier that will supply water to proposed projects in the area, the City is required to prepare Water Supply Assessments (WSAs), under the requirements of Senate Bills 610 and 221, codified in Government Code Sections 65867.5, 66455.3, and 66473.7 if a proposed project meets certain criteria. There are three primary areas to be addressed in a WSA: (1) all relevant water supply entitlements, water rights, and water contracts; (2) a description of the available water supply entitlements, water rights, and water contracts; (3) and analysis of the demand placed on those supplies, by the project, and relevant existing and planned future uses in the area. If water demand for a project includes groundwater as a source of water supply, Section 10910(f) of the California Water Code requires a groundwater basin review as part of the assessment.

The WSA for the Stoneridge Drive Specific Plan Amendment/Staples Ranch project, herein referred to as “Staples Ranch”, was adopted by the Pleasanton City Council on December 18, 2007. The Staples Ranch WSA reviewed Zone 7 Water Agency’s service area within the Tri-Valley region; the City of Pleasanton’s service area<sup>1</sup>; water supply entitlements; water rights; water contracts; and contains a groundwater basin review<sup>2</sup>.

Zone 7 Water Agency’s Annual Sustainable Water Supply report (Annual Review) and demand changes contained therein were subsequently reviewed for calendar years 2008, 2009, 2010, and 2011 as WSA updates. Except as updated in Sections III and IV (below) and Exhibit H (attached), the WSA approved by the Pleasanton City Council in 2007 for Staples Ranch, including the subsequent updates between 2008 and 2011, still provides a valid assessment of water supply and demand for the City of Pleasanton.

**I. PROJECT DESCRIPTION**

In accordance with State law, the City of Pleasanton proposes to adopt a General Plan Amendment to update its existing Housing Element and to implement recommendations contained

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<sup>1</sup> City of Pleasanton, Water Supply Assessment for the Stoneridge Drive Specific Plan Amendment/Staples Ranch, 2007, pages 5-1 to 5-3.

<sup>2</sup> City of Pleasanton, Water Supply Assessment for the Stoneridge Drive Specific Plan Amendment/Staples Ranch, 2007, pages 4-4 and 5-3 to 5-17.

in the Housing Element to expand the inventory of land available for the development of new housing within the City. To expand the inventory of land available for the development of new housing, Pleasanton will be rezoning several of the sites identified in Table 1 and corresponding Figure 1 below, sufficient to meet Pleasanton's remaining unmet housing need, or approximately 55 acres of land zoned at a minimum of 30 units per acre and 14 acres of land zoned for a minimum of 23 units per acre. Similarly, with the adoption of the Housing Element, the Land Use Element of the General Plan will be amended to address the land use designation changes needed for the new housing sites. It is also anticipated that some of the sites shown in Table 1 and Figure 1 will be rezoned to allow for mixed-use development. The final inventory of sites for rezoning to allow high-density-residential development and/or mixed-use development has not been approved by the Pleasanton City Council. The draft maximum development potential for sites 1-21 is shown in Table 3 (below).

The scope of the Housing Element Update also includes 3 sites in Hacienda (sites 22-24 in Table 2 and Figure 2 below) which were rezoned in November 2009, after the adoption of the Pleasanton General Plan, to expand the inventory of land available for housing. After the rezoning, Hacienda Transit Oriented Development (TOD) standards and Design Guidelines and a corresponding mitigated negative declaration were approved in February 2011 for these sites. Page 33 of the approved mitigated negative declaration for the Hacienda TOD Standards and Design Guidelines states: "If future residential development of these sites were to exceed 500 units, they may be subject to a requirement to complete a Water Supply Assessment." This WSA addresses this requirement. The maximum development potential for sites 22-24 is shown in Table 3.

For the purpose of this WSA, the 2007-2014 Housing Element Update, the corresponding General Plan land use redesignations, the corresponding rezonings, and the 3 sites in Hacienda which were rezoned in November 2009 to expand the inventory of land available for housing are herein referred to as the "Housing Element Update Project".

Regular updates of the Housing Element are required of each city and county in the State of California to address the housing needs of all residents and all income levels. The current requirement for cities and counties within the San Francisco Bay Area is to have an updated Housing Element addressing needs over the current planning period (2007-2014). The City's previous Housing Element for the 2000-2005 planning period was adopted in April 2003.

**Table 1  
Potential Sites for Rezoning to Allow High-Density-Residential Development**

Site	APN	General Plan Designation	Zoning Designation	Total site acreage	Potential acreage for multi-family development
1. BART <sup>1</sup>	941-2771-015-00 941-2778-002-00	Mixed Use/Business Park	PUD-I/C-O (Planned Unit Development-Industrial/Commercial-Office)	14.9	8.3
2. Sheraton	941-1201-057-02	Retail/Highway/Service Commercial, Business & Prof. Offices	C-R (p) (Regional Commercial, peripheral area)	3.3	3.3
3. Stoneridge Shopping Center <sup>1</sup>	941-1201-028-00 941-1201-029-00 941-1201-030-06 941-1201-092-00 941-1201-094-03 941-1201-095-00	Retail/Highway/Service Commercial, Business & Prof. Offices	C-R (m) (Regional Commercial, mall area)	74.6	10.0
4. Kaiser	941-1201-052-03	Retail/Highway/Service Commercial, Business & Prof. Offices	C-R (p) (Regional Commercial, peripheral area)	6.1	6.1
6. Irby-Kaplan-Zia <sup>2,5</sup>	946-1680-004-04	Retail/Highway/Service Commercial, Business & Prof. Offices Public Health and Safety Wildland Overlay	A (Agriculture)	14.8	6.0
	946-1680-003-02		C-S (Commercial Service)		
	946-1680-002-03		A (Agriculture)		
7. Pleasanton Gateway <sup>3</sup>	947-0008-017-00	Retail/Highway/Service Commercial, Business & Prof. Offices	PUD (Planned Unit Development)	39.6	10.0
8. Auf der Maur/Rickenbach Site	946-4542-045-03	Retail/Highway/Service Commercial, Business & Prof. Offices	PUD-C (Planned Unit Development-Commercial)	16.0	11.5
9. Nearon Site	941-2764-015-00	Mixed Use/Business Park	PUD-I/C-O (Planned Unit Development-Industrial/Commercial-Office)	5.6	5.6
10. CarrAmerica <sup>1</sup>	941-2780-019-01	Mixed Use/Business Park	PUD-I/C-O (Planned Unit Development-Industrial/Commercial-Office)	60.0	8.4
11. Kiewit Site	946-1251-007-04	East Pleasanton Specific Plan	I-G-40 (General Industrial)	49.0	10.0
13. CM Capital Properties	941-2762-006-00 941-2762-011-01	Mixed Use/Business Park	PUD-I/C-O (Planned Unit Development-Industrial/Commercial-Office)	12.6	12.6

Site	APN	General Plan Designation	Zoning Designation	Total site acreage	Potential acreage for multi-family development
14. Legacy Partners <sup>4</sup>	946-1250-019-05 946-1350-003-08	East Pleasanton Specific Plan	I-G-40 (General Industrial)	51.2	12.0
17. Axis Community Health	094-0107-011-20	Retail/Highway/Service Commercial, Business & Prof. Offices	C-C (Central Commercial)	0.6	0.6
18. Downtown (SF Site)	094-0157-005-17 094-0157-022-00	Public & Institutional	O (Office)	3.2	3.2
19. Sunol Blvd. and Sonoma Dr.	948-0009-001-00 948-0009-002-00	General and Limited Industrial	I-P (Industrial Park)	1.3	1.3
20. Sunol Blvd. and Sycamore Rd.	948-0004-002-02 948-0017-008-04 948-0017-008-06	Retail/Highway/Service Commercial, Business & Prof. Offices	PUD-O (Planned Unit Development-Office)	2.3	1.0
21. 4202 Stanley Blvd. <sup>2,5</sup>	946-1691-001-01	Medium Density Residential, Public Health and Safety Wildland Overlay	C-F (Freeway Interchange Commercial)	1.8	1.8
<b>TOTAL</b>					<b>111.7</b>

**Table 1 Notes:**

<sup>1</sup> Estimate of potentially developable area.

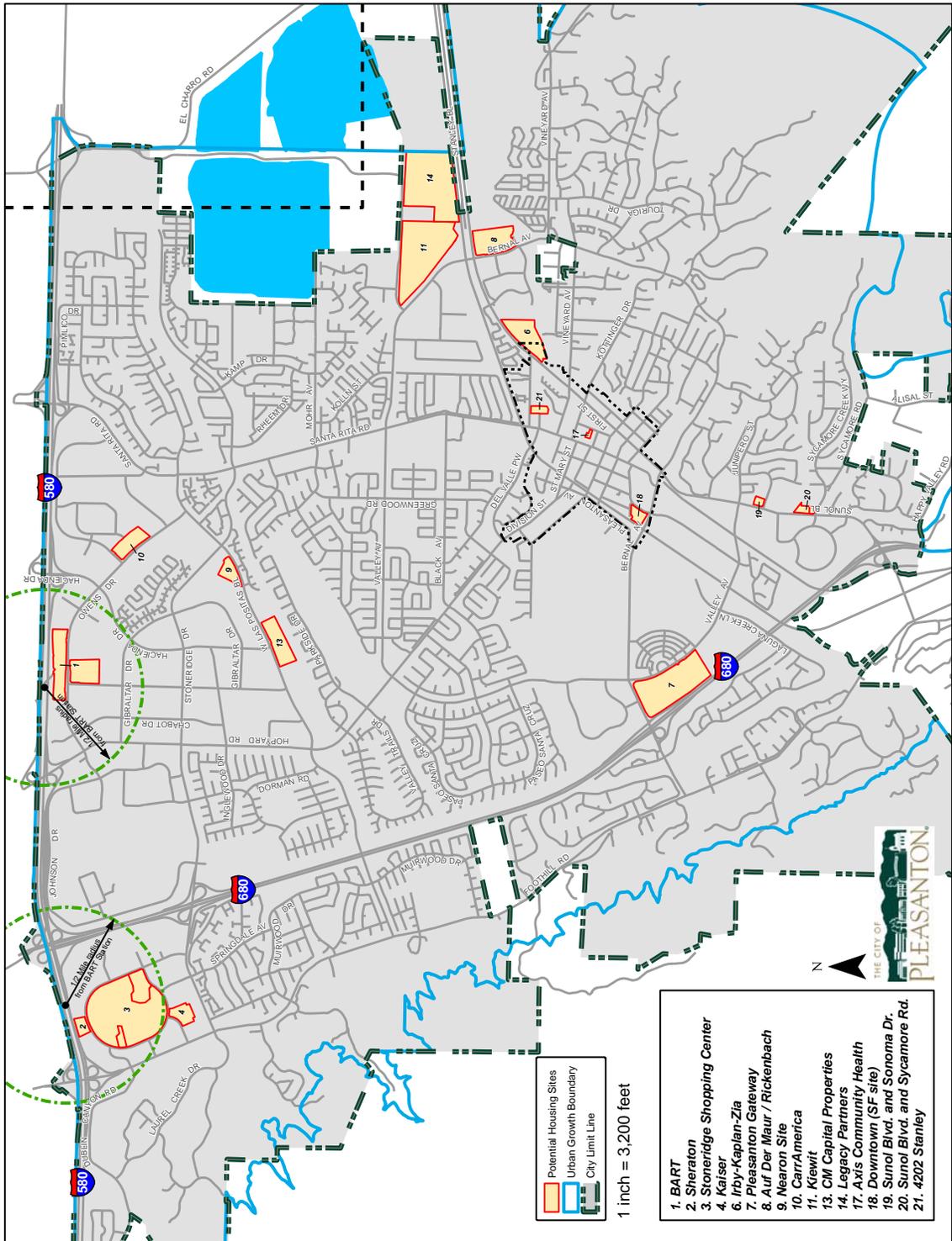
<sup>2</sup> Acreage within the Public Health and Safety Designation (hazard areas in which new development—other than 1 existing home on a lot of record before Sept. 1986—is prohibited) has been subtracted.

<sup>3</sup> Remainder of site after development of Safeway retail center.

<sup>4</sup> Reflects property owner's requested acreage for high-density-residential development.

<sup>5</sup> Acreage within the Wildland Overlay Designation (wildlife corridors in which new development—other than 1 existing home on a lot of record before Sept. 1986—is prohibited) has been subtracted.

**Figure 1**  
**Map of Potential Housing Sites<sup>1</sup> for Rezoning**  
**to Allow High-Density-Residential Development**



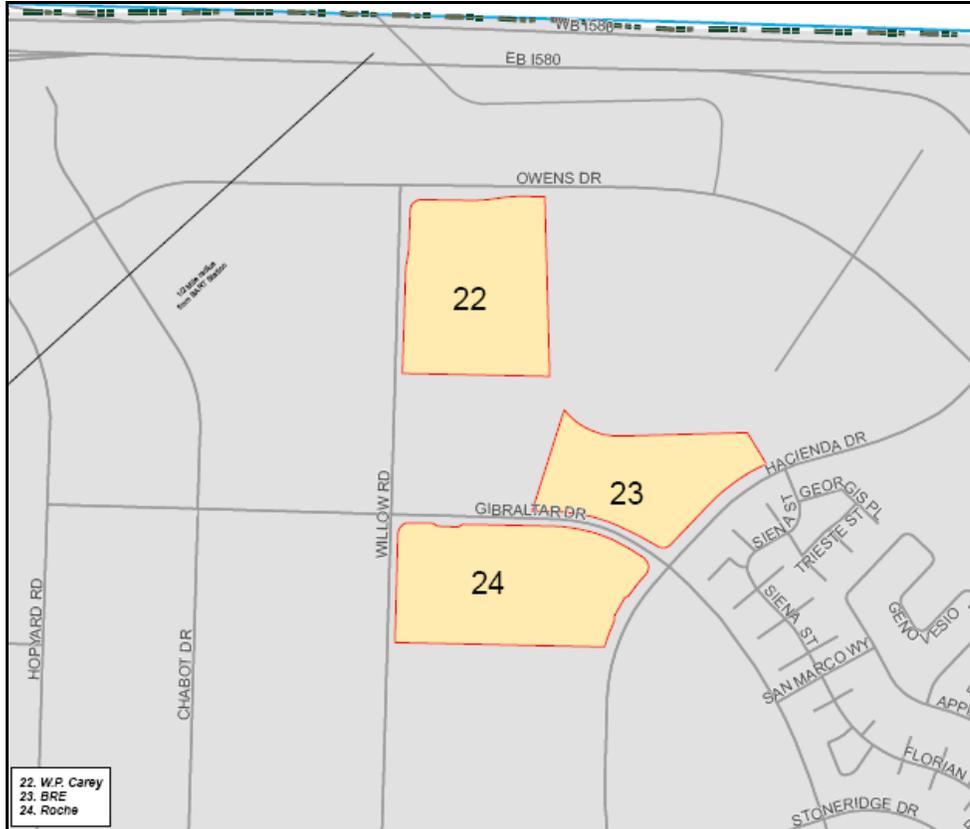
1. The area immediately south of Site 1 (BART) which is shaded as a potential housing site for rezoning is not one of the potential housing sites and has already been rezoned to allow high density housing as shown in Figure 2 (see Site 22 in Figure 2). The shading of this site (in Figure 1) is an error.

**Table 2**  
**Hacienda Sites Rezoned in November 2009 to Allow**  
**High-Density-Residential Development**

Site	APN	General Plan Designation	Zoning Designation	Total site acreage	Potential acreage for multi-family development
22. W.P. Carey	941-2778-012-00	Mixed Use/ Business Park	PUD-Mixed Use (Planned Unit Development-Mixed Use)	8.4	8.4
23. BRE	941- 2778-011-00	Mixed Use/ Business Park	PUD-Mixed Use (Planned Unit Development-Mixed Use)	8.2	8.2
24. Roche	941- 2761-003-00	Mixed Use/ Business Park	PUD-Mixed Use (Planned Unit Development-Mixed Use)	33.32	12.4

Source: City of Pleasanton, Planning Division, 2009.

**Figure 2**  
**Hacienda Sites Rezoned in November 2009 to Allow**  
**High-Density-Residential Development**



## **II. SENATE BILLS 610 AND 221**

### Senate Bill 610

Senate Bill (SB) 610 is applicable to projects subject to the California Environmental Quality Act (CEQA) or considered a “project” under Water Code Section 10912(a) or (b), and builds on the information that is typically contained in an Urban Water Management Plan (UWMP). A key difference between WSAs and UWMPs is that UWMPs are required to be revised every five years, in years ending with either zero or five for water systems that meet the specific connection criteria, while WSAs are required as part of the environmental review process for each individually qualifying project. As a result, the 20-year planning horizons for each qualifying project may cover slightly different planning periods than other WSAs or the current UWMP.

A project subject to SB 610 is defined as a project meeting any of the following criteria:

- A proposed residential development of more than 500 dwelling units
- A proposed shopping center or business establishment employing more than 1,000 persons or having more than 500,000 square feet of floor space
- A commercial building employing more than 1,000 persons or having more than 250,000 square feet of floor space
- A hotel or motel with more than 500 rooms
- A proposed industrial, manufacturing, or processing plant, or industrial park, planned to house more than 1,000 persons, occupying more than 40 acres of land, or having more than 650,000 square feet of floor area
- A mixed-use project that includes one or more of these elements
- A project creating the equivalent demand of 500 residential units

Alternatively, if a public water system has less than 5,000 service connections, the definition of a “Project” also includes any proposed residential, business, commercial, hotel, motel, or industrial development that would account for an increase of ten percent or more in the number of service connections for the public water system.

Since the cumulative scenario of the Housing Element Update Project includes the potential development of more than 500 dwelling units, the Housing Element Update Project meets the requirements of a “project” subject to SB 610.

## Senate Bill 221

Senate Bill 221 applies to subdivisions and requires a written verification of available water supplies prior to approval of a tentative subdivision map with more than 500 residential units. Since the Housing Element Update Project does not include a tentative subdivision, SB 221 is not further addressed in this WSA.

### **III. 2010 URBAN WATER MANAGEMENT PLAN**

If a WSA is required for a project, and if the projected water demand associated with the proposed project was not accounted for in the most recently adopted UWMP, Section 10910(c) of the California Water Code requires the WSA for the project to include a discussion with regard to whether the public water system's total projected water supplies during a 20 year projection will meet the projected water demand associated with the project.

Zone 7 Water Agency's UWMP was adopted in December 2010. This plan covers the growth in the adopted General Plans of the Tri-Valley Cities and updated information from water retailers, such as the approval of the Stoneridge Drive Specific Plan Amendment/Staples Ranch<sup>3</sup>, throughout 2010<sup>4</sup>. Since these projections do not account for the Housing Element Update Project, Zone 7's water supply and demand projections for 19 years, to year 2030, are attached to this plan (see pages 16-3 to 16-11 of Exhibit H). The projected water demand from the Housing Element Update Project is discussed in Section IV (below).

With regard to water supply projections for year 2031, without the addition of a "Delta fix", water transfer, or other planned water programs or projects, Zone 7 projects a total of 72,345 acre feet annually (AFA) of water supply to be available in any normal future year, including water from storage<sup>5</sup>, and projects the long-term average sustainable water supply to be 55,050 AFA<sup>6</sup>. The sustainable water supply does not include stored water which may be available during acute or prolonged droughts<sup>7</sup>. In the Tri-Valley, Zone 7 anticipates a population increase of 1,000 people in year 2031<sup>8</sup>, thus increasing the estimated water demand by 160 AFA<sup>9</sup> for an estimated total water demand in year 2031 of 82,860 AF, if 2031 is a normal-water year, 72,160 AF if 2031 is a single-dry year, and 72,160 AFA if 2031 is a multiple-dry year<sup>10</sup>.

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<sup>3</sup> City of Pleasanton, Utility Planning Division, August 2011.

<sup>4</sup> Zone 7 Water Agency, 2010 Urban Water Management Plan, pages 9-6 and 11-1.

<sup>5</sup> Zone 7 Water Agency, 2010 Urban Water Management Plan, pages 7-13, 16-3, and 16-4.

<sup>6</sup> Zone 7 Water Agency, 2011 Annual Review of Sustainable Water Supply for Zone 7 Water Agency, page 5.

<sup>7</sup> Zone 7 Water Agency, 2011 Annual Review of Sustainable Water Supply for Zone 7 Water Agency, pages 5-6.

<sup>8</sup> Zone 7 Water Agency, 2010 Urban Water Management Plan, page 2-8.

<sup>9</sup> City of Pleasanton, Utility Planning Division, August 2011.

<sup>10</sup> These estimates are derived from Zone 7's 2030 total water demand estimates shown on pages 16-3 to 16-11 of Zone 7's 2010 Urban Water Management Plan, plus 160 AFA.

Zone 7's 2010 UWMP in Exhibit H includes a review of water supply entitlements, rights, contracts, and agreements<sup>11</sup>, and a groundwater basin review<sup>12</sup>.

#### **IV. SUPPLY AND DEMAND COMPARISON**

Zone 7 Water Agency's 2008 Annual Review presented two main points that may have important bearing on the Housing Element Update Project. First, recent court rulings related to endangered species in the Delta have mandated reduced pumping of water from the Delta, and second, climate change effects (e.g., earlier snowmelt in the Sierras), may impact deliveries. As a result, in 2008 Zone 7 reduced its anticipated future average water delivery from the State Water Project (SWP) from 60,900 AFA to 53,200 AFA and it reduced the projected sustainable water supply from 87,500 AFA to 81,200 AFA (a reduction to 64,500 AFA if groundwater safe yields and recycled water were not included). This Annual Review reported that if Zone 7 demands continued to rise and if there were no improvements in the current restrictions in Delta pumping, Zone 7 projected a sufficient sustainable supply of water through 2014.

The 2009 and 2010 Annual Review conclusions were similar to those of 2008 and are described in Exhibits B-G of this report. Notably in 2009, Zone 7 included a new reduction of 2,000 AFA for storage and operational losses, and this number increased to 2,900 AFA in 2010.

##### 2011 Annual Review

Zone 7's 2011 Annual Review concluded that the SWP's long term delivery yield to Zone 7 would be 48,400 AFA (although in 2010 the actual SWP delivery and available storage carryover was 44,800 acre feet (AF)). Not including groundwater safe yields and recycled water, the total sustainable water supply was 64,500 AFA in 2008 and 55,050 AFA in 2011.

The Zone 7 2011 Annual Review indicates that Zone 7's long-term sustainable water supply is now 55,050 AFA (not including groundwater safe yields and recycled water). The 55,050 AFA presented in the 2011 Annual Review has several supply components, namely, SWP (48,400 AFA), Arroyo Del Valle Runoff (7,300 AFA), Byron Bethany Irrigation District (2,000 AFA), Yuba Accord (250 AFA), minus storage and operational losses (2,900 AFA).

In the 2011 Annual Review, the increase in annual water demand has been reduced to a range between 1.7%-2.2% in the years 2011 to 2015, and a further reduction in total demand (estimated at 3,000 AF) is estimated between years 2016 and 2020, due to conservation efforts.

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<sup>11</sup> Zone 7 Water Agency, 2011 Urban Water Management Plan, pages 5-1 to 8-2.

<sup>12</sup> Zone 7 Water Agency, 2011 Urban Water Management Plan, pages 6-1 to 6-9.

Based on the 55,050 AFA, Zone 7's 2011 Annual Review observes that if Zone 7 demands continue to rise and if there are no improvements in the current restrictions in Delta pumping, Zone 7 projects a sufficient sustainable supply of water through 2015.

Although the SWP amount was reduced from 2007 to 2011, recycled water supplies increased from 1,900 AFA in 2007 to approximately 3,000 AFA in 2009 and are expected to continue to increase over time. In its 2010 UWMP, Zone 7 projects that 5,900 AFA of recycled water will be available by 2025<sup>13</sup>. Furthermore, the WSA for Staples Ranch indicates that in 2030 the Chain of Lakes will provide an additional 3,000 AFA of sustainable water, but that amount was not reflected in the Zone 7 2011 Annual Review. Additionally, although the WSA table of sustainable water supply identified only 2,000 AFA from the Byron Bethany Irrigation District, the text of the Zone 7's 2011 Annual Review provides that Zone 7 contractually has, potentially, the right to supply up to an additional 3,000 AFA (in addition to the 2,000 AFA previously mentioned) from Byron Bethany. Finally, although the WSA table of sustainable water does not identify any out of basin groundwater banking supplies, the WSA text provides 8,700 AFA from Semitropic Water Storage District and 10,000 AFA from the Cawelo Water Storage District, respectively, to Zone 7 during drought years for water reliability purposes. The Zone 7 2011 Annual Review also states 400 AFA, in addition to the 8,700 AFA identified in the WSA, is now available from the Semitropic Water Storage District. In addition, the City of Pleasanton supplements purchased Zone 7 water supplies with 3,500 AFA from three City local wells<sup>14</sup> which pump water from the Livermore Valley Groundwater Main Basin managed by Zone 7.

#### Housing Element Update Project—Water Supply Sufficiency

The Housing Element Update and its corresponding General Plan land use changes and rezonings are a proposed project. The final inventory of sites for rezoning to allow high-density-residential development has not been approved by the City Council. Accordingly, Table 3 presents the draft maximum development potential, and maximum increase in water demand anticipated for the Housing Element Update Project. The column titled "Total New AFA" in Table 3 shows the projected water demand increase above what was already anticipated in Pleasanton's General Plan adopted in 2009. As noted above, Zone 7 utilized the land use assumptions in the Pleasanton General Plan when it prepared its 2010 UWMP and 2011 Annual Review.

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<sup>13</sup> Zone 7 Water Agency, 2010 Urban Water Management Plan, page 14-3.

<sup>14</sup> City of Pleasanton, 2007 Water Supply Assessment for the Stoneridge Drive Specific Plan Amendment/Staples Ranch Project, page 6-3.

**Table 3  
Proposed Water Demand  
Housing Element Update Project**

		Pleasanton General Plan Adopted in 2009				Housing Element Update Project				
Site <sup>1</sup> #	Acres <sup>2</sup>	Land Use Assumption <sup>3</sup>	Demand Factor <sup>4</sup>	Gallons Per Day Annual Average	General Plan AFA <sup>5</sup>	Land Use Assumption <sup>3,6</sup>	Demand Factor <sup>4</sup>	Gallons Per Day Annual Average	Proposed AFA <sup>5</sup>	Total New AFA <sup>5</sup>  <i>Proposed AFA Minus General Plan AFA</i>
1	8.3	(surface parking only)	0	0	0	249 mf units; 350 KSF office; 240 rm hotel; 25 KSF retail	145 .05 130 .07	36,105 17,500 31,200 1,750	40.5 19.6 35 2	40.5 19.6 35 2
2	3.3	171 rm hotel	130gpd/rm	22,230	24.9	132 mf units; 5 KSF retail	145 .07	19,140 350	21.5 0.4	-3.4 0.4
3	10.0	(surface parking only)	0	0	0	400 mf units	145 gpd/unit	58,000	65	65
4	6.1	168.3 KSF medical office	.17 gpd/sq. ft.	28,611	32.1	244 mf units; 5 KSF retail	145 .07	35,380 350	39.7 0.4	7.6 0.4
6	6.0	78 KSF retail	.07 gpd/sq. ft.	5,640	6.3	180 mf units	145 gpd/unit	26,100	29.2	22.9
7	26	745 KSF office	.05 gpd/sq. ft.	37,250	41.8	400 mf units; 88 sf units	145 720	58,000 63,360	65 71	23.2 71
8	16	210 KSF retail	.07 gpd/sq. ft.	14,700	16.5	460 mf units; 59 KSF retail	145 .07	66,700 4,130	74.8 4.6	58.3 4.6
9	5.6	51.3 KSF office	.05 gpd/sq. ft.	2,565	2.9	168 mf units; 5 KSF retail	145 .07	24,360 350	27.3 0.4	24.4 0.4
10	8.4	(surface parking only)	0	0	0	420 mf units; 480 KSF office; 130 rm hotel; 10 KSF retail	145 .05 130 .07	60,900 24,000 16,900 700	68.3 26.9 19 0.8	68.3 26.9 19 0.8
11	10.0	131 KSF retail	.07 gpd/sq. ft.	9,170	10.3	400 mf units	145	58,000	65	54.7
13	12.6	188.2 KSF office	.05 gpd/sq. ft.	9,410	10.5	378 mf units; 5 KSF retail	145 .07	54,810 350	61.4 0.4	50.9 0.4
14	12.0	157 KSF retail	.07 gpd/sq. ft.	10,990	12.3	480 mf units	145	69,600	78	65.7
17	0.6	12.7 KSF medical office	.07 gpd/sq. ft.	889	1	18 mf units	145	2,610	2.9	1.9
18	3.2	47 KSF public/ institutional	.16 gpd/sq. ft.	7,520	8.4	96 mf units	145	13,920	15.6	7.2
19	1.3	17.3 KSF	.09 gpd/sq. ft.	1,557	1.7	39 mf units	145	5,655	6.3	4.6

		Pleasanton General Plan Adopted in 2009				Housing Element Update Project				
Site <sup>1</sup> #	Acres <sup>2</sup>	Land Use Assumption <sup>3</sup>	Demand Factor <sup>4</sup>	Gallons Per Day Annual Average	General Plan AFA <sup>5</sup>	Land Use Assumption <sup>3,6</sup>	Demand Factor <sup>4</sup>	Gallons Per Day Annual Average	Proposed AFA <sup>5</sup>	Total New AFA <sup>5</sup>  <i>Proposed AFA Minus General Plan AFA</i>
		industrial								
20	1.0	13 KSF office	.05 gpd/sq. ft.	650	.7	30 mf units	145	4,350	4.9	4.2
21	1.8	32 mobile homes	145 gpd/unit	4,640	5.2	54 mf units	145	7,830	8.8	3.6
22-24	31.6	333 mf units & 732,832 sq. ft. office	145 gpd/sq. ft. .05 gpd/sq. ft.	48,285 36,641	54.1 41	1,595 mf units & 30,000 sq. ft. neighborhood shopping center	145 .07	231,275 2,100	259 2.4	204.9 -38.6
<b>Total</b>					<b>269.7</b>				<b>1,116.1</b>	<b>846.4</b>

**Table 3 Notes:**

<sup>1</sup> Sites 1-21 correspond to the site numbering in Table 1 and Figure 1. Sites 22-24 correspond to the site numbering in Table 2 and Figure 2.

<sup>2</sup> Acres equals the potential acreage for multi-family development. If commercial development is allowed/potentially allowed within the site(s), this is noted in the “Land Use Assumption Columns”.

<sup>3</sup> “KSF” means thousand square feet. “mf” means multi-family. “sf” means single-family. “sq. ft.” means square feet.

<sup>4</sup> Source: City of Pleasanton, Utility Planning Division, 2011. “gpd” means gallons per day. “rm” means room.

<sup>5</sup> Source: City of Pleasanton, Utility Planning Division, 2011. “AFA” means acre feet annually. AFA equals Gallons per Day Annual Average divided by 892.

<sup>6</sup> For sites 1-21, the land use assumptions shown reflect a draft maximum development scenario for the Housing Element Update Project, and have not been adopted by the Pleasanton City Council.

As shown in Table 3, the proposed Housing Element Update Project would create an estimated 846.4 AFA in new water demand. This equates to about 1.23% percent of Zone 7's anticipated total system demand in 2015 and 1.02% of Zone 7's anticipated total system demand in 2031<sup>15</sup>.

For the years 2011 to 2015, this WSA concludes that current estimated demand for treated and untreated Zone 7 water, including the Housing Element Update Project, is 69,046.4 AFA<sup>16</sup>, and the current estimated supply of water is 72,350 AFA<sup>17</sup>. There is an adequate water supply available for the Housing Element Update Project between years 2011-2015.

After 2015, this WSA concludes that current estimated demand will increase to 75,146.4 AFA by 2020 and to 83,706.4 AFA by 2031<sup>18</sup>. Although Zone 7 is taking an understandably conservative approach in currently identifying only 55,050 AFA of sustainable water supply, based on the information in the WSA, and supported by the 2011 Zone 7 Annual Review, it is reasonable to conclude that in any given year, Zone 7 will have at least 55,050 AFA available (from the SWP, Arroyo del Valle Runoff, Byron Bethany Irrigation District, and Yuba Accord) and, as noted above, additional supplies (from recycled water use, Byron Bethany Irrigation District, Semitropic Water Storage District, and the Cawelo Water Storage District) are reasonably likely to have available for its customers, including the proposed project. In addition, the City of Pleasanton supplements purchased Zone 7 water supplies with 3,500 AFA of groundwater pumped from three local wells. Furthermore, the WSA determined that consumer conservation could further alleviate demand pressure on Zone 7 supplies. Zone 7's previous annual reviews estimated demand would increase by approximately 8% between 2009 and 2013; however, in the 2010 and 2011 Annual Reviews the projected increase in demand has been reduced, in part due to conservation efforts and the economic slowdown. Moreover, to the extent that the Housing Element Update Project provides housing affordable to low- and very-low-income households, the City has a policy that such uses have priority for water, which is consistent with State law. Zone 7, likewise, has a similar policy<sup>19</sup>. The City also notes that developers of some sites covered by the Housing Element Update Project may elect

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<sup>15</sup> Year 2031 estimated demand is 82,860 AFA as described in Section III of this WSA.

<sup>16</sup> This assumes 68,200 AFA, as identified on page 16-3 of Zone 7's 2010 Urban Water Management Plan, plus the estimated increase in demand, 846.4AFA, from the Housing Element Update Project. For a single-dry year and a multiple-dry year in 2015, the total water demand estimate is 54,746.4 AFA (53,900 AFA, plus the estimated increase in demand of 675.6 AFA from the Housing Element Update Project).

<sup>17</sup> Zone 7 Water Agency, 2010 Urban Water Management Plan, page 16-3.

<sup>18</sup> This assumes 74,300 AFA of estimated demand in year 2020 as identified on page 16-3 of Zone 7's 2010 Urban Water Management Plan, and 82,860 AFA of estimated demand in year 2031 as described in Section III of this WSA, plus estimated demand of 846.4from the Housing Element Update Project. For a single-dry year and a multiple-dry year, the total demand estimate is 62,346.4 AFA in year 2020 and 73,006.4 AFA in year 2031. These later estimates were derived from the single- and multiple-dry year demand estimates identified on pages 16-5 to 16-10 of Zone 7's 2010 Urban Water Management Plan, plus the estimated water demand of 846.4AFA from the Housing Element Update Project, plus an 160 AFA increase in demand in year 2031 as identified in Section III of this WSA.

<sup>19</sup> Zone 7 Water Agency, 2010 Urban Water Management Plan, page 9-7.

to extend existing recycled water lines for project irrigation, if an agreement can be reached between the City and a recycled water provider for such purpose, thereby further reducing potable water demand.

However, even though there will likely be a water supply to serve the Housing Element Update Project, Zone 7's 2011 Annual Review still raises concerns about the sustainable water supply and the addition of new customers after year 2015.

## **V. CONCLUSION AND RECOMMENDATION**

Although the planning year for the 2007-2014 Housing Element Update ends in 2014, it is possible that all 17 potential housing sites under consideration for rezoning and the 3 sites in Hacienda could be built in later years, potentially after 2015 (the year through which Zone 7 projects a sufficient sustainable supply of water). The Zone 7 2011 Annual Review raises concerns about providing sustainable water to customers thereafter. It should be noted, however, that the 55,050 AFA reflects adequate water to serve growth through 2031; this project's estimated water demand —846.4 AFA—is a small portion (approximately one percent) of that larger amount. Furthermore, as noted in Section IV above, additional water supplies are likely to be available for this project.

Nevertheless, the Zone 7 2011 Annual Review raises concerns about providing water to new customers after 2015. As such, it is recommended that the following condition of approval be added to projects covered by the Housing Element Update Project:

### **Recommended Condition of Approval**

This approval does not guarantee the availability of sufficient water capacity to serve the project. Prior to the recordation of a Final Map, the issuance of a grading permit, the issuance of a building permit, or utility extension approval to the site, whichever is sooner, the applicant shall submit written verification from Zone 7 Water Agency or the City of Pleasanton's Utility Planning Division that water is available for the project. To receive the verification, the applicant may need to offset the project's water demand.

In the event that a supply of water is not available for a project, it is anticipated that the project applicant would work with the City of Pleasanton, Zone 7, Dublin San Ramon Services District (for recycled-water use), and/or the City of Livermore (for recycled-water use) to offset the project's water demand, thereby allowing the applicant to obtain the above-mentioned verification. The offset measures may include a number of water-saving techniques such as: installation of water-efficient appliances; installation of drought-tolerant landscaping, recycled-water use; partnering with Zone 7 in its Residential Plumbing Retrofit Program; and partnering

with Zone 7 in its Residential High Efficiency Toilet Replacement Program for existing residential uses. Several of these measures are already required by the Pleasanton General Plan<sup>20</sup>. The City of Pleasanton currently works in partnership with Zone 7 to help facilitate the Residential High Efficiency Toilet Replacement Program for funding the purchase and installation of high-efficiency toilets. This program provides rebates to existing residents who replace high water demand toilets with more efficient toilets.

To offset the water demand, if water-saving measures are needed, it is anticipated that the project applicant would be responsible for costs associated with these measures, such as the cost to purchase and install water-efficient appliances, drought-tolerant landscaping, and recycled-water lines and meters. With regard to partnering with Zone 7 in its Residential Plumbing Retrofit and/or Residential High-Efficiency Toilet Replacement Programs, it is reasonable to assume that a project applicant may elect to supplement these existing programs by providing funds to Zone 7 for water-saving fixtures/appliances and their installation in existing buildings to offset water demand from proposed new use(s). As an example which includes cost assumptions, Table 4, below, shows the approximate number of high-efficiency toilets (including installation) which could be purchased and installed in existing residences to completely offset the water demand of varying types of multi-family units. Since the Housing Element Update Project includes mixed-use development, Table 4 likewise shows the approximate number of high-efficiency toilets which could be purchased and installed to offset the water demand of 1,000 sq. ft. of new commercial use.

In 2011, Zone 7 received a grant from the California State Department of Water Resources to expand its Residential High-Efficiency Toilet Replacement Program to include rebates for the installation of (in addition to the existing rebates for the purchase of) high-efficiency toilets in existing single- and multi-family residential units. Currently, a high-efficiency toilet costs between \$78 and \$1,000<sup>21</sup>, and installation by an independent contractor is approximately \$400<sup>22</sup>.

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<sup>20</sup> See programs 1.5, 1.7, and 1.13 of the Pleasanton General Plan Water Element.

<sup>21</sup> Source: City of Pleasanton, Utility Planning Division, 2011.

<sup>22</sup> Source: City of Pleasanton, Utility Planning Division, 2011.

**Table 4**  
**Approximate Number and Cost of High-Efficiency Toilets Needed to**  
**Offset Water Demand of Various Multi-Family Unit Types and Commercial Space**

New Use	Number of High-Efficiency Toilets Needed to Offset Water Demand <sup>1</sup>	Current Cost Estimate <sup>2</sup>
<b>Multi-Family Unit</b>		
1 studio unit 1 bath 600 sq. ft. <sup>3</sup>	11	\$5,258
1 unit 1 bedroom, 1 bath 800 sq. ft.	11	\$5,258
1 unit 2 bedroom, 2 bath 1,200 sq. ft.	25	\$11,950
1 live-work unit 2 bath 1,700 sq. ft.	31	\$14,818
<b>Commercial Space</b>		
1,000 sq. ft.	5	\$2,390

**Table 4 Notes:**

<sup>1</sup>This number reflects the approximate number of high-efficiency toilets which would need to be purchased and installed in existing residences/commercial space (with existing 3.5 gallons-per-flush toilets) to completely offset the water demand of the new use. Source: City of Pleasanton, Utility Planning Division, 2011.

<sup>2</sup>This assumes a high-efficiency toilet purchase cost of \$78 and installation cost of \$400. Source: City of Pleasanton, Utility Planning Division, 2011.

<sup>3</sup>“sq. ft.” means square feet.

**V. EXHIBITS**

- A. Water Supply Assessment for the Stoneridge Drive Specific Plan Amendment/Staples Ranch project adopted by the Pleasanton City Council on December 18, 2007.
- B. Water Supply Update in the Final Stoneridge Drive Specific Plan Amendment/Staples Ranch Environmental Impact Report (EIR), dated February 2009.
- C. Water Supply Update in the Final Stoneridge Drive Specific Plan Amendment/Staples Ranch Environmental Impact Report Supplement (SEIR), dated May 2010.

- D. Water Supply Update for the Staples Ranch Tentative Map project, dated October 13, 2010.
- E. Water Supply Update for the Staples Ranch Final Map project, dated July 2011.
- F. Zone 7, Annual Review of Sustainable Water Supply for Zone 7 Water Agency, dated May 18, 2011.
- G. Table 1 showing Pleasanton's historical water deliveries from Zone 7.
- H. Zone 7 Water Agency's Urban Water Master Plan, December 2010.